This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-4035-AJ

Karen Johnson Davidson County
Batch# 1179328 DEEDWARR
09/09/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,498.65
20240909-0069393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $675,311.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2024.

Notary Public
My Commission Expires: 11-3-29

DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regina Teresa Donnelly and Tycho Bray Bergquist 7151 Birch Bark Drive Nashville, TN 37221	**New Owner**	142 11 0 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kenneth Ernest Little and Lynne Juliet Brodbeck-Little, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **50% interest to Tycho B. Bergquist, an unmarried man and Regina T. Donnelly, an unmarried woman, and Karen Lane Bray and James A. Bergquist, wife and husband as to remaining 50% interest, as joint tenants with rights over survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of SECTION FIVE VALLEY WEST of record in Plat Book 4175, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Ernest Little and Lynne Juliet Brodbeck-Little, husband and wife, by Warranty Deed from James A. Curley, III, a single man, of record in Instrument No. 20160314-0024166, in the Register's Office of Davidson County, Tennessee, dated March 11, 2016, and recorded on March 14, 2016.

This is improved property located at: **7151 Birch Bark Drive, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 28th day of August, 2024.

Kenneth E. Little

Juliet Brodbeck-Little

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Kenneth E. Little and Juliet Brodbeck-Little**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above. Witness my hand and official seal this 28th day of August, 2024.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 11-6-2024

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/28/2024 (date of document).

Affiant Signature

8/28/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

