Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Stephen Craig Johnson
7363 Overby Road
Fairview, TN 37062

Send Tax Bills To:
New Owner

Karen Johnson
Batch # 1200254
11/01/2024 09:42:01 AM
Fees: $13.00 Taxes: $832.50

Davidson County
DEEDWARR
2 pgs

20241101-0084839

This Instrument Prepared By:
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 103-16-0C-305-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Max J. Bergman, a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephen Craig Johnson,** unmarried, "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Unit No. 305 on the Plan of Wellington Arms, a condominium development, of record in Book 5200, page 316, and as established under that Master Deed for Wellington Arms Condominium of record in Book 5721, page 241, corrected in Book 5740, page 897, and amended in instrument #20001205-0119242, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Max J. Bergman, a single man, from Laura G. Hood, a single woman, by Warranty Deed dated January 26, 2022 and recorded February 8, 2022 in Instrument #20220208-0014395, said Register's Office.

**The said Max J. Bergman appointing Kimberly Field as his Attorney-in-Fact as recorded 07/08/2024 in Insrrument Number 20240708-0062280, Register's Office for Davidso nCOunty, Tennessee.

*Unit 305
Property more commonly known as 4225 Harding Pike, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2024.

Max J. Bergman by Kimberly Field Murphy, POA (SEAL)
Max J. Bergman by Kimberly Field Murphy, his Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Hamilton

On this 29th day of October, 2024, before me personally appeared before me, a Notary Public, Kimberly Field Murphy, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Max J. Bergman and acknowledged that she executed the same as the free act and deed of the said Max J. Bergman.

Witness my hand, at office, this 29th day of October, 2024.

Catherine G. Bovell
Notary Signature

CATHERINE G. BOVELL STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 9-28-2026

My commission expires: 9/28/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $225,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

BCM
Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 29th day of October, 2024.

Virginia Desjarlais
Notary Signature
My commission expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025