Karen Johnson Davidson County
Batch# 1202648 DEEDWARR
11/07/2024 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20241107-0086844

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(AFFIX SEAL)

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-BMR-24-401

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Genci Gurabardhi	New Owner	
(NAME)	(NAME)	**160-16-0C-028.00-CO**
401 Old Towne Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEGAN BERGFELD, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GENCI GURABARDHI, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Unit No. 28 of The Terraces at Brentwood Chase, a Horizontal Property Regimes located on Old Town Drive, in Brentwood, Tennessee, together with Easements as shown on the plat of The Terraces at Brentwood Chase, recorded in Instrument No 20001103-0109137, said Register's Office, and described in a Declaration of Covenants, Conditions, & Restrictions as recorded in Instrument No 20001214-0123057 as amended in Instrument No 20010119-0005975, Instrument No 20010328-0029845 and Instrument No 20041206 0144631, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Terraces at Brentwood Chase, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded In Instrument No 20001214-0123058, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Megan Bergfeld, an unmarried woman by Warranty Deed from Abigail Forrester, a single woman of record in Instrument No. 20220803-0088442 Register's Office for Davidson County, Tennessee, dated July 27, 2022 and recorded on August 03, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20001103-0109137, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20001214-0123057, amended in Instrument No. 20010119-0005975, Instrument No. 20010328-0029845, and Instrument No. 20041206-0144631 and Instrument No. 20000831-0086367, Register's Office for Davidson County, Tennessee.
- By-Laws in Instrument 20001214-0123058, Register's Office for Davidson County, Tennessee.
- Dedication of common areas to Terraces at Brentwood Chase in Instrument 20010208-0012530, Register's Office for Davidson County, Tennessee.
- Dedication of common areas to Brentwood Chase Community Association in Instrument 20010208-0012529 , Register's Office for Davidson County, Tennessee.
- Charter of Incorporation of Terraces at Brentwood Chase in Instrument 20001214-0123056, Register's Office for Davidson County, Tennessee.
- Easement for drainage in Book 7902,page 389, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20170921-0096999, in the Register's Office for Davidson County, Tennessee.
- Deed of Revocation of record in Instrument Number 20000513-0053795, in the Register's Office for Davidson County, Tennessee.

• Second Amendment to Declaration of record in Instrument Number 20010328-0029845, in the Register's Office for Davidson County, Tennessee.
• Declaration of record in Instrument Number 20000531-0053798, in the Register's Office for Davidson County, Tennessee.
• Amendment to Declaration of record in Instrument Number 20000831-0086366, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Book 11115, Page 281, in the Register's Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Book 11115, Page 286, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 9700, Page 53, and Plat Book 9700, Page 653 and 654, Register's Office for Davidson County, Tennessee.
• Agreement of record in Book 8371, Page 320, in the Register's Office for Davidson County, Tennessee.
• Declaration of Covenants, Condition and Restrictions of record in Book 11388, Page 128, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **401 Old Towne Dr., Brentwood, Tennessee 37027**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th DAY OF NOVEMBER, 2024.

Megan Bergfeld

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN BERGFELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2024.

Notary Public
My Commission Expires: 08-16-24
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/16/2026
WILLIAMSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23381-DS

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 11/4/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/4/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th **day of** November, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

