WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

Karen Johnson
Batch # 1202810
11/07/2024 03:20:30 PM
Fees: $13.00 Taxes: $1,739.00

Davidson County
DEEDWARR
2 pgs

20241107-0087055

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)
Megan Bergfeld	**Same as New Owner**	
(NAME)	(NAME)	**161-10-0B-199.00-CO**
4808 Enoch Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ALBERT KITECK, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGAN BERGFELD, AN UNMARRIED WOMAN,** 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:

All that certain parcel of land situated in the County of Davidson and State of Tennessee being known and designated as follows: Being Lot No. 45 on the Plan of Villages of Brentwood (Brentwood Summit), Phase Eleven of record in Book 9700, page 949, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Albert Kiteck by Special/Limited Warranty Deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20111213-0097057 Register's Office for Davidson County, Tennessee, dated November 17, 2011 and recorded on December 13, 2011.

Subject property having never been said grantors primary marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 949, and Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6398, Page 495, Page 8507, Page 831 and Book 11526, Book 579 and Instrument No. 20000606-0056066, Book 6398, Page 495, Page 6852, Page 497 and Book 7207, page 251, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Brentwood Home Owner Association of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Summit Home Owner Association of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to Home Owner Association of record in Instrument Number 20001214-0122894, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Water mains and Appurtenances of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress & Egress Easement of record in Book 11076, Page 537 and 666 and Book 11526, Page 579 and Book 11076, page 661, in the Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20191029-0111016, 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: **4808 Enoch Dr., Nashville, Tennessee 37211**.

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.

Albert Kiteck

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT KITECK, 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.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires:
(SEAL)

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