Karen Johnson Davidson County
Batch# 1237760 DEEDWARR
02/14/2025 12:17:30 PM 6 pgs
Fees: $33.00 Taxes: $2,701.00
20250214-0011370

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2026

2024-12-2359

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Anne Sellick Bergeson 7430 Old Charlotte Pike Nashville, TN 37209	OWNER	Map/Parcel 114-00-0-328.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith Ann Dellaripa, Executrix of Estate of Nancy Aileen Walker, pursuant to Davidson County, Tennessee Circuit Court Case No. 24P882** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Anne Sellick Bergeson**, an unmarried woman, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Being a parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the north side of Old Charlotte Pike and West of Sawyer Brown Road, this tract is parcel 328.00, belonging to Nancy Walker as shown on Map 114-00-0 as evidenced in Instrument Number 20001229-0127541, Instrument Number 20010105-0001771, Instrument Number 19991222-0306213, Instrument Number 20010807-0084727, and Instrument Number 20190107-0001557, in the Register's Office for Davidson County, Tennessee (RODCT), being more particularly described as follows:

BEGINNING at a point located on the north margin of Old Charlotte Pike 442.30 feet west of the west margin of Sawyer Brown Road, said point being the southwest corner of Parcel 027.00, belonging to Stephan Dudash and Linda S. Constantine-Dudash as shown on Map 114-00-0 as evidenced in Instrument Number 20180629-0063108 in the (RODCT), and said point being the southeast corner of the property herein described, said point being at Tennessee State Plane Coordinates, North = 652,403.21 feet East =1,695,138.40 feet, thence:

1) Leaving the south west corner of said Parcel 027.00, and following with the north margin of Old Charlotte Pike, and following the south line of the property herein described, North 81 degrees 07 minutes 54 seconds West a distance of 216.70 feet to an iron pin, at the beginning of a curve to the left, thence;

2) Continuing with the north margin of Old Charlotte Pike, with a curve to the left (said curve having a delta angle of 18 degrees 46 minutes 20 seconds, and said curve having a chord direction of South 89 degrees 28 minutes 57 seconds West, and said curve having a chord distance of 171.24 feet, and said curve having a radius of 525.00 feet to an arc length of 172.01 feet to an iron pin, thence;

3) Continuing with the north margin of Old Charlotte Pike, South 80 degrees 05 minutes 45 seconds West, a distance

of 156.50 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being the southeast corner of Parcel 026.00, belonging to Stinson as shown on Map 114-00-0, as evidenced in Deed Book 5695 Page 121, (RODCT), thence;

4) Leaving the north margin of Old Charlotte Pike, and following the west line of the property herein described, and with the east line of said Parcel 026.00, North 07 degrees 34 minutes 48 seconds East, a distance of 394.20 feet to an iron pin, said iron pin being the Southeast corner of Parcel 025.00, belonging to Hawkins as shown on Map 114-00-0, as evidenced in instrument number 20111229-0101872, (RODCT), thence;

5) Leaving the common line of Parcel 026.00, and following the common line of Parcel 025.00, North 05 degrees 50 minutes 33 seconds East, a distance of 128.80 feet to an iron pin, said iron pin being the Southeast corner of Parcel 341.00 belonging to Hawkins as shown on Map 114-00-0, as evidenced in instrument number 20120423-0034452, (RODCT), thence;

6) Continuing with the common line of the Parcel herein described, and with the common line of Parcel 027.00, North 05 degrees 50 minutes 33 seconds East, a distance of 229.30 feet to an iron pin, said iron pin being the northwest corner of the property herein described, thence;

7) Leaving the east line of said Parcel 341.00 and with the north line of the property herein described, and following the common line to said Parcel 027.00, South 84 degrees 09 minutes 27 seconds East, a distance of 246.50 feet, to an iron pin, thence;

8) With the east line of the property herein described, and with the common line to said Parcel 027.00, South 12 degrees 07 minutes 33 seconds East, a distance of 78.90 feet to an iron pin, thence;

9) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 30 degrees 11 minutes 20 seconds East, a distance of 153.90 feet to an iron pin, thence;

10) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 02 degrees 56 minutes 47 seconds East, a distance of 79.50 feet to an iron pin, thence;

11) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 56 degrees 17 minutes 27 seconds East, a distance of 100.50 feet to an iron pin, thence;

12) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 13 degrees 37 minutes 49 seconds East, a distance of 90.70 feet to a point, thence;

13) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 11 degrees 00 minutes 04 seconds East, a distance of 80.50 feet to a point, thence;

14) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 06 degrees 06 minutes 28 seconds East, a distance of 81.50 feet to a point, thence;

15) Continuing with the east line of the property herein described, and with the common line to said Parcel 027.00, South 09 degrees 02 minutes 55 seconds West, a distance of 135.00 feet to a point, said point being the BEGINNING, containing 6.9722 acres or 303,708 square feet more or less, according to a survey by Jesse E. Walker, RLS dated July 15, 2019.

Being a portion of the same property conveyed to Howard E. Walker and wife, Joyce E. Walker by Deed from Howard R. Birdwell and wife, Anita C. Birdwell and Etna K. Birdwell of record in Book 4598, Page 102, in the Register's Office for Davidson County, Tennessee, dated April 26, 1972 and recorded on May 03, 1972.

Being a portion of the same property conveyed to Joyce E. Walker by Quitclaim Deed from Howard E. Walker of record in Book 7870, Page 967, in the Register's Office for Davidson County, Tennessee, dated June 12, 1989 and recorded on June 22, 1989.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker, unmarried of record in Instrument No. 19991222-0306213, in the Register's Office for Davidson County, Tennessee, dated December 22, 1999 and recorded on December 22, 1999.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker, unmarried of record in Instrument No. 20001229-0127541, in the Register's Office for Davidson County, Tennessee, dated December 29, 2000 and recorded on December 29, 2000.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker, unmarried of record in Instrument No. 20010105-0001771, in the Register's Office for Davidson County, Tennessee, dated January 05, 2001 and recorded on January 05, 2001.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker, unmarried of record in Instrument No. 20010807-0084727, in the Register's Office for Davidson County, Tennessee, dated August 07, 2001 and recorded on August 07, 2001.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker, unmarried of record in Instrument No. 20010807-0084728, in the Register's Office for Davidson County, Tennessee, dated August 07, 2001 and recorded on August 07, 2001.

Being the same property conveyed to Nancy A. Walker by Quitclaim Deed from Joyce E. Walker of record in Instrument No. 20190107-0001557, in the Register's Office for Davidson County, Tennessee, dated July 25, 2018 and recorded on January 07, 2019.

Being the same property conveyed to Nancy A. Walker, an unmarried woman by Strawman Quitclaim Deed from A. Scott Hubbard, Trustee (formerly from Nancy A. Walker) of record in Instrument No. 20190729-0074070, in the Register's Office for Davidson County, Tennessee, dated July 24, 2019 and recorded on July 29, 2019.

The said Nancy A. Walker aka Nancy Aileen Walker has since died on or about February 22, 2024, case no.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 7430 Old Charlotte Pike, Nashville, TN 37209.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Ben Walker hereby joins in the conveyance to convey any rights, title and interest her may have in the real property.

Effective the 12th day February, 2025.

Estate of Nancy Aileen Walker

By:_____
Judith Ann Dellaripa, Executrix

_____
Ben Walker

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Judith Ann Dellaripa** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix under the Will of Nancy Aileen Walker, Deceased, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name on behalf of the Estate Of Nancy Aileen Walker by herself as such Executrix.

Witness my hand and official seal at office this ___ day of February, 2025.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Sumner

On this 12th day of ~~March~~ February, 2025, before me personally appeared **Ben Walker**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of ~~March~~ February, 2025.

Deborah Gaunt
Notary Signature
My commission expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

Effective the 12th day February, 2025.

Estate of Nancy Aileen Walker

By: Judith Ann Dellaripa, Executrix
Judith Ann Dellaripa, Executrix

_____
Ben Walker

STATE OF VA
COUNTY OF Hanover

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Judith Ann Dellaripa** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Executrix under the Will of Nancy Aileen Walker, Deceased, the within named bargainor, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name on behalf of the Estate Of Nancy Aileen Walker by herself as such Executrix.

Witness my hand and official seal at office this 12th day of February, 2025.

My Commission Expires: 9-30-2027

Notary Public

Noewie Bemah
Commonwealth of Virginia
Notary Public
Commission No. 7830796
My Commission Expires 9/30/2027

STATE OF TENNESSEE
COUNTY OF _____

On this _____ day of March, 2025, before me personally appeared **Ben Walker**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of March, 2025.

_____
Notary Signature
My commission expires:

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 February 12, 2025.

Date

Affiant Signature

2/13/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of February, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025