Karen Johnson Davidson County
Batch# 1242266 DEEDWARR
02/28/2025 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20250228-0015216

WARRANTY DEED

(SEAL)
GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2025.

Notary Public
MY COMMISSION EXPIRES: 3/8/28

File #25-TL-2015-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Berger and Mackenzie Berger	FirstBank	
(NAME)	(NAME)	
2015 Riverwood Drive	722 Columbia Ave.	**073 01 0 051.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Franklin, TN 37064	
(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,

KRISTA CHAPMAN, AN UNMARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ERIC BERGER AND MACKENZIE BERGER, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 13, Block H, on the Plan of COUNTRY CLUB ESTATES of record in Plat Book 843, Page 95, in the Register's Office for Davidson County, Tennessee.

Said Part of Lot No. 13 fronts 103 feet on the westerly side of Williams Ferry Road NKA Riverwood Drive and runs back 123.8 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Krista Chapman, unmarried, by Warranty Deed from John Walker and wife, Joy Robles, of record in Instrument No. 20190822-0084754, in the Register's Office of Davidson County, Tennessee, dated August 16, 2019 and recorded on August 22, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of COUNTRY CLUB ESTATES, as recorded in Plat Book 843, Page(s) 95.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2015 Riverwood Drive, Nashville, TN 37216.**

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 28th day of February, 2025.

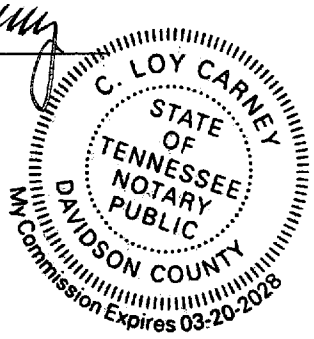
Krista Chapman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2025, before me personally appeared Krista Chapman, 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 28th day of February, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or t 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 a authenticated according to law on 2/28/25 (date of document).

Affiant Signature

2/28/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: July 7, 2027

NOTARY'S SEAL

