Karen Johnson Davidson County
Batch# 1243165 DEEDWARR
03/05/2025 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20250305-0016661



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $258,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Carl Berndt	New Owner	119-03-0B-053.00-CO
295 Plus Park Blvd #209		
Nashville, TN 37217		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Timothy A. Jackson and Ashleigh F. Jackson, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Carl Berndt, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 209, Building 295, on the Plan of Bradford Flats Condominium, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20220222-0019981, amended in Instrument No. 20220606-0064634, as further amended and re-stated in Instrument No. 20220815-0092382 and corrected in Instrument No. 20220901-0098691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashleigh Jackson and Timothy Jackson, wife and husband by Warranty Deed from Dill Property Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221222-0132255 Register's Office for Davidson County, Tennessee, dated December 21, 2022 and recorded on December 22, 2022.

This is improved property known as **295 Plus Park Blvd #209, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the ___ day of February, 2025.

Timothy A. Jackson

Ashleigh F. Jackson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Iredell

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timothy A. Jackson and Ashleigh F. Jackson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21 day of February, 2025.

Notary Public
My Commission Expires: Dec. 01, 2028.

Melanie Belhumeur
Notary Public
Iredell County
North Carolina
My Commission Expires 12/1/2028

Lenders Title Company File No. 25-002053-524

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 2.28.25 (date of document).

Michelle W Kendig
Affiant Signature

3.5.25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of March, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

