This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $355,000.00.

Affiant

Subscribed and sworn before me this the 13th day of March, 2025.

Notary Public
My commission expires: 5/28/28

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1246390 DEEDWARR
03/14/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20250314-0019072

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Stella Beard	New Owner	086-14-0C 036.00
3911 Dodson Chapel Rd #36		
Hermitage, TN 37076		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN R. BARGATZE AND CAROL R. BARGATZE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STELLA BEARD, UNMARRIED AND KIM POLLARD, MARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Condominium unit in Davidson County, Tennessee, being Unit No. 36, of Villas at Woodhaven Condominiums, a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven Condominiums, as shown as Exhibit A-2 of the Master Deed called WOODHAVEN CONDOMINIUMS, which is one in the same, as of record in Instrument No. 20011005-0108857, as amended in Instrument No. 20170524-0051721, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen R. Bargatze and Carol L. Bargatze, husband and wife, by deed dated 02/25/2021, from Marrianne Baugh, of record in Instrument No. 20210308-0029808, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3911 Dodson Chapel Rd #36, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 12 day of March, 2025.

Stephen R. Bargatze

Carol R. Bargatze

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen R. Bargatze and Carol R. Bargatze, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of March, 2025.

My commission expires: 9/21/26

Notary Public



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christ Johnston *(custodian's name)*, 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 March 12, 2025 *(date of document)*.

Custodian's Signature

3/13/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

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

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON