WARRANTY DEED

Karen Johnson Davidson County
Batch# 1252384 DEEDWARR
03/26/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20250326-0022783

File #25-PA-0903-TWG

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF March, 2025.

Notary Public
MY COMMISSION EXPIRES:

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)
Stacy R. Bagal and Linda N. Bagal, Trustees of Stacy R. Bagal & Linda N. Bagal Trust	**New Owner**	
(NAME) 903 Catlow Court	(NAME)	**171 04 0C 049.00**
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(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,

GREG BECKER BERGQUIST AND CONSTANCE MARSHALL BERGQUIST, HUSBAND AND WIFE,

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

STACY R. BAGAL AND LINDA N. BAGAL, TRUSTEES OF STACY R. BAGAL & LINDA N. BAGAL TRUST,

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 located in Davidson County, Tennessee, being all of Unit No. 49, as set forth in the Master Deed and Bylaws for BARRINGTON PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, as amended in Instrument No. 20170227-0019505; 20180827-0084426 and amended Bylaws recorded in Instrument No. 20170227-0019506; P.U.D. Boundary Survey of record in Instrument No. 20050404-0036360, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said Unit.

Being the same property conveyed to Greg Becker Bergquist and Constance Marshall Bergquist, husband and wife, by Warranty Deed from David J. Kempf and Robin R. Kempf, Co-Trustees of the David J. and Robin R. Kempf Revocable Trust dated December 13, 2016, of record in Instrument No. 20180517-0047246, in the Register's Office of Davidson County, Tennessee, dated May 15, 2018 and recorded on May 17, 2018.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MAYFAIR RM4 RESIDENTIAL P.U.D., as recorded in Plat Instrument No. 20050404-0036360.

*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARRINGTON PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS Condominium of record in Instrument No. 20050914-0110701 and corrected in Instrument No. 20051025-0128696, as amended in Instrument No. 20170227-0019505; 20180827-0084426 and amended Bylaws recorded in Instrument No. 20170227-0019506; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

*Easement for Sanitary Sewers And/or Storm Drainage, recorded in Book 7026, Page 756; Book 7121, Page 197; Book 7883, Page 319; Book 7883, Page 323.

*Easement for Generators and Fuel Supply Systems, recorded in Instrument No. 20051109-0135895.

*Easement recorded in Book 3280, Page 373.

*Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20040907-0107770.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **GREG BECKER BERGQUIST**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202503260022781_____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **CONSTANCE MARSHALL BERGQUIST**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _202503260022782____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **903 Catlow Court, Brentwood, TN 37027**.

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 25th day of March, 2025.

Greg Becker Bergquist By _____, Attorney In Fact
Greg Becker Bergquist by Loy Carney, his Attorney-In-Fact

Constance Marshall Bergquist By _____, Attorney In Fact
Constance Marshall Bergquist by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **GREG BECKER BERGQUIST**, and who acknowledged he/she/they executed the same as the free act and deed of the said **GREG BECKER BERGQUIST**.

Witness my hand and official seal this **25th** day of **March, 2025**.

_____
Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CONSTANCE MARSHALL BERGQUIST**, and who acknowledged he/she/they executed the same as the free act and deed of the said **CONSTANCE MARSHALL BERGQUIST**.

Witness my hand and official seal this **25th** day of **March, 2025**.

_____
Notary Signature
My Commission Expires: 07-06-26

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

True Copy Certification

I, **Pam Autry,** 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 this the 25 day of March, 2025.

Affiant Signature

Date 3/25/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 25 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: 07-06-26

