THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350253**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00 Affiant Subscribed and sworn to before me, this 2nd day of April, 2025. Notary Public My Commission Expires: _____

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1257610 DEEDWARR
04/08/2025 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20250408-0026834

Address New Owner:	Send Tax Bills To:	Tax Information:
Bergesen Family Trust dated September 8, 2020 1606 Windy Ridge Drive Brentwood TN 37027	New Owner **Property**	Tax Parcel ID No. 159-06-0B-004.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert A. Pitt and Deborah Pitt, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bergesen Family Trust dated September 8, 2020**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled Final Plat, Voce, Phase 1A, of record in Instrument No. 20140819-0074937 and corrected by Surveyor's Certification of Correction of record in Instrument No. 20170105-0001613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ROBERT A. PITT AND DEBORAH PITT, HUSBAND AND WIFE, by deed from HIDDEN VALLEY HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171221-0129906, dated December 11, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 159-06-0B-004.00 CO.

Matters shown on the Plan of record in Instrument No. 20140819-0074937, corrected in Instrument No. 20170105-0001613, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20140307-0019304 and amended in Instrument No. 20240205-0007881 , said Register's Office.

Declaration of Restrictive Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20130819-0086872 , said Register's Office.

Grant of Easement in Book 9184 page 876, said Register's Office.

Transmission Line Easement of record in Book 2270, page 92, said Register's Office.

This is improved property located at 1606 Windy Ridge Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of April, 2025.

Robert A. Pitt

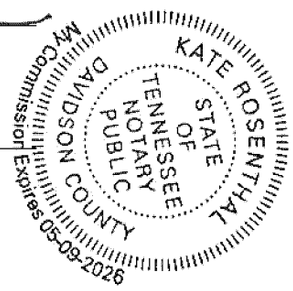
Deborah Pitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert A. Pitt and Deborah Pitt, 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.

Witness my hand, at office, this 2nd day of April, 2025.

Notary Public



My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 **4/2/25**.

Date

Affiant Signature

4/2/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **2** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

