PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1260898 DEEDWARR
04/17/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,318.90
20250417-0029555

Ivey Title, LLC Ref: (DL) Title No.: 64027
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Madissen Bernstein Bruce Bernstein Mindy Katz 872 Kirkwood Ave. Nashville, TN 37204	same as new owner

TAX MAP PARCEL NUMBERS: 118014B00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$897,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Woodson Smyth, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Madissen Bernstein, an unmarried person, and Bruce Bernstein and Mindy Katz, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, with right of survivorship, with it being the intent of the parties that the property shall be held such that the tenancy by entirety shall hold the property with right of survivorship with the tenant in common, so the last surviving shall acquire the entire fee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 866 B as shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions for 866 Kirkwood Avenue Townhomes of record in Instrument No. 20140602-0047182, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property Andrew Woodson Smyth by Warranty Deed from Eric Swenson and Eric Murphy Swenson, husband and wife, dated August 16, 2019 and recorded August 16, 2019 of record in Instrument No. 20190816-0082349, Register's Office for Davidson County, Tennessee.

Amanda Margaret Smyth, joins in this conveyance, to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan, with Owner's Certificate, of record in Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140602-0047182, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140602-0047182, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 872 Kirkwood Avenue, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2025

Andrew Woodson Smyth

Amanda Margaret Smyth

State of Tennessee

County of Davidson

On this 16th day of April, 2025, before me the undersigned authority, personally appeared Andrew Woodson Smyth and Amanda Margaret Smyth, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of ~~Davidson~~ Chatham

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $897,000.00.

Affiant

Sworn and subscribed before me this 17th day of April, 2025

My Commission Expires: 7/25/26

Notary

LEWIS BRONER MCCOY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 4/10/2025 (date of document).

L. Broner McCoy
Date: 4/17/2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 17th day of April, 2025.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY