Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-25-1645

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of May, 2025

Notary Public

Commission Expires: 10/2/28

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 1273381 DEEDWARR
05/14/2025 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20250514-0038081

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ida D. Fey-Bergson and Zach Bergson 5823 Maxon Ave Nashville, TN 37209	Guaranteed Rate, Inc 3940 N Raveneswood Ave Chicago, IL 60613	091-10-3C-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Max Ervin and Amanda Ervin, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ida D. Fey-Bergson and Zachary Bergson, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200911-0103626, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 5821 Maxon Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200911-0103626, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein fora more complete identification and description of said

"C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein fora more complete identification and description of said Unit.

Being the same property conveyed to Max Ervin and Amanda Ervin, husband and wife by Warranty Deed from Kristof Bewer, married and Kirk Bewer, unmarried of record in Instrument No. 20210902-0118462 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 02, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 5823 Maxon Ave, Nashville, TN 37209

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 13th day of May, 2025.

Max Ervin

Amanda Ervin

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of May, 2025, before me personally appeared Max Ervin and Amanda Ervin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of May, 2025.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kimbra Spann, 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 05/13/2025.

Date

Affiant Signature

5/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of May, 20 25.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY