Box 14
2025-195-SH

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 # 1294505 DEEDWARR
07/08/2025 09 23 00 AM 2 pgs
Fees $13 00 Taxes $3,080 25
20250708-0053437

Ivey Title, LLC Ref. (LM) Title No.: 64096
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Lawrence C. Hartge, Jr. and Margaret L Berge Hartge, Trustees of the Berge Hartge Living Trust U/ A/D July 31, 1986 as amended 433 Cumberland Pl Nashville, TN 37215	"NEW OWNERS"

TAX MAP PARCEL NUMBERS: 131060H03500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$832,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary D. Sifford, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lawrence C. Hartge, Jr. and Margaret L. Berge Hartge, Trustees of the Berge Hartge Living Trust U/A/D July 31, 1986 as amended** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows. **To Wit:**

Land in Davidson County, Tennessee, being Lot No 36 on the Plan of Village of Cherry Glen Phase 3 of record in Book 9700, page 451, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Mary D. Sifford, unmarried, by Warranty Deed from Weekley Homes, L.P., a Delaware limited partnership, dated December 10, 1998, and recorded on December 15, 1998, of record in Book 11252, page 480, Register's Office for Davidson County, Tennessee.

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 Book 9700, page 451, said Register's Office, which Plan shows minimum building set back lines and easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, Book 9882, page 739, Book 10318, page 92, Book 10594, page 695, Book 11186, page 932, Instrument No. 20000204-0011736, Instrument No. 200003240030195, Instrument No 20011206-0134252, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Village of Cherry Glen Association, Inc of record in Book 9983, page 930, said Register's Office.

This is improved property, known as 433 Cumberland Place, Nashville, TN 37215

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 7th day of July, 2025.

Mary D. Sifford

Mary D. Sifford

State of Tennessee

County of Davidson

On this 7th day of July, 2025, before me the undersigned authority, personally appeared Mary D. Sifford, 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

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Margaret H Taylor

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $832,500 00.

Affiant

Sworn and subscribed before me this 7th day of July, 2025.

My Commission Expires: 5/9/2026

Notary

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON