Karen Johnson Davidson County
Batch# 1297944 DEEDWARR
07/15/2025 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250715-0055862

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

9
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF JULY, 2025

Alli P
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel K Berlin and Cynthia L Berlin	New Owner	
(NAME) 3509B Wrenwood Ave	(NAME) 9730 Wildfire Circle	104 01 4E 002.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Lincoln, NE 68512	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **WRENWOOD B, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL K BERLIN AND CYNTHIA L BERLIN,** 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 3509 WRENWOOD DRIVE TOWNHOMES, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3509 WRENWOOD DRIVE TOWNHOMES, a Horizontal Property Regime of record in Instrument No. 20200519-0051689, in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest 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 buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Josh Shapiro and Natasha Shapiro, husband and wife, by Warranty Deed from The MC2 Group, Inc., a Tennessee corporation, of record in Instrument No. 20210503-0058950, in the Register's Office of Davidson County, Tennessee, dated April 30, 2021 and recorded on May 03, 2021.

Being the same property conveyed to Wrenwood B, LLC, a Tennessee Limited Liability Company By Quitclaim Deed from Josh Shapiro and Natasha Shapiro, husband and wife, of record in Instrument no. 20250623-0048954, in the Register's Office of Davidson County, Tennessee, dated June 18, 2025 and recorded on June 23, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3509B Wrenwood Ave, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 14th day of July, 2025

WRENWOOD B, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
JOSH SHAPIRO, AUTHORIZED AGENT

STATE OF Florida
COUNTY OF Palm Beach

Before me, the undersigned Notary Public of said County and State, personally appeared Josh Shapiro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Wrenwood B, LLC, the within named bargainor, a Tennessee limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal this 14th day of July, 2025.

Commission expires: 07/31/2027

_____
Notary Public

KORREE WESTBROOK
Notary Public - State of Florida
Commission # HH 427878
My Comm. Expires Jul 31, 2027

Certificate of Authenticity

I, Alli Pinkston, 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 **July 14, 2025**.

Date

Alli P

Affiant Signature

7/15/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **15** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County