Karen Johnson Davidson County
Batch# 1303583 DEEDWARR
07/30/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20250730-0060184

This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 16-6483-TM

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2025.

Notary Public
My Commission Expires: _____

MORGAN O'NEILL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Bergmann 1244 Andrew Donelson Drive Hermitage, TN 37076	Legacy Home Loans 408 Hwy 76 White House TN 37188	075 11 0A 049.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alfredo Pernas, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Bergmann, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of PHASE TWO, HERITAGE MEADOWS of record in Plat Book 9700, Page 525, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alfredo Pernas, a single man, by Warranty deed from Kristi Cara Albergo, and Nicholas Albergo, wife and husband, of record in Instrument No. 20240205-0008007, in the Register's Office of Davidson County, Tennessee, dated February 2, 2024, and recorded on February 5, 2024.

Being the same property conveyed to Kristi Cara Albergo and Nicholas Albergo, wife and husband, by Warranty deed from Donald Peszynski, a single man, of record in Instrument No. 20200710-0075191, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020, and recorded on July 10, 2020.

This is improved property located at: **1244 Andrew Donelson Drive, Hermitage, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 25th day of July, 2025

GRANTOR:

Alfredo Pernas

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alfredo Pernas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2025.

MICHAEL FERRENCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Notary Public
My Commission expires: 5-9-26

Certificate of Authenticity

I, Celia Stewart Rouse, 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 7/29/25.

Celia Stewart Rouse
Affiant Signature

7/29/25
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 29th day of July, 2025

Notary's Signature
My Commission Expires:

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires May 31, 2026
WILSON COUNTY