THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751512** Karen Johnson Davidson County Batch # 1304039 **DEEDWARR** 07/31/2025 10 08 13 AM 2 pgs Fees $13 00 Taxes $1,172 90 20250731-0060530	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $317,000 00 Affiant Subscribed and sworn to before me, this 30th day of July, 2025 Notary Public My Commission Expires

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin M. Ward and Charles E. Ward Jr. 2729 Linmar Avenue Nashville TN 37215	New Owner	Tax Parcel ID No 104 14 0D 017.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bradley L. Ferstl, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin M. Ward, unmarried, and Charles E. Ward Jr., unmarried, Tenants in Common with Rights of Survivorship,,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows.

A condominium apartment in Davidson County, Tennessee, being Unit No 17 also known as No. 2729 of LINMAR PLACE III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan in Exhibit "C" to the Master Deed of record in Book 7887, Page 558, as amended in Book 8103, Page 984 and Instrument No. 20160511-0046956, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium

Being the same property conveyed to Bradley L Ferstl, unmarried, by Warranty Deed from Cheri M Meigs, unmarried, of record in Instrument No. 20010326-0028635, in the Register's Office of Davidson County, Tennessee, dated March 19, 2001 and recorded on March 26, 2001.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LINMAR CIRCLE SUBDIVISION, as recorded in Plat Book 3500, Page 137.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing LINMAR PLACE III of record in Book 7887, Page 558, as amended in Book 8103, Page 984 and Instrument No. 20160511-0046956, also subject to easements, rights and interests 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 building thereon.

Easement recorded in Book 4844, Page 611.

This is improved property located at 2729 Linmar Avenue Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of July, 2025

Bradley L. Ferstl

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bradley L. Ferstl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2025.

Notary Public
My Commission Expires: _____

