WARRANTY DEED

CANDIS A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-22-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2025

Notary Public

File No. EM-25-8605

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia Pettfield	Meadowbrook Financial MBC	
(NAME)	(NAME)	
2900 Edwin Way, #201	1600 Stewart Ave #701	072-05-00-073.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Westbury, NY 11590	
(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, I/we, **Eric Hemberg and Margaret Hemberg, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cynthia Pettfield,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson county, Tennessee, being known and designated as unit no. 201B, High View Flats, as established under master declaration of record in instrument no. 20200922-0108662, and declaration for high view flats of record in instrument no. 20201216-0148644, as amended in instrument noS. 20210204-0016515, 20220105-0002261, 20230406-0025207 and 20230614-0045438, in the register's office of Davidson county, Tennessee, to which master declaration reference is hereby made for a more particular description of said unit being depicted on exhibit "b" to said declaration, together with an undivided interest in the common elements as shown on said master deed.

Being a portion of the same property conveyed to High View Flats LLC, a Tennessee Limited Liability Company, by Warranty Deed from LVH, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200923-0109430 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020; Scrivener's Affidavit of record in Instrument No. 20210503-0058959, said register's office.

Being the same property conveyed to Eric Hemberg and Margaret Hemberg, husband and wife by Warranty Deed from High View Flats LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231109-0087718 Register's Office for Davidson County, Tennessee, dated November 07, 2023 and recorded on November 09, 2023.

This is property more commonly known as 2900 Edwin Way, #201, Nashville, TN 37207.

Karen Johnson
Batch # 1307393
08/11/2025 02:32:51 PM
Fees: $13.00 Taxes: $1,587.30

Davidson County
DEEDWARR
2 pgs

20250811-0063792

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 8th day of July, 2025.

Eric Hemberg

Margaret Hemberg

STATE OF ALABAMA
COUNTY OF LEE

On this 8th day of July, 2025, before me personally appeared Eric Hemberg and Margaret Hemberg, 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 8th day of July, 2025.

Notary Signature
My commission expires: 25 October 2027

KAYANN T. BROWN
Notary Public
Alabama State at Large

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-KU-25-2900-201

TN Property Rights Act