WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF August, 2025.

Notary Public

COMMISSION EXPIRES: 8/24/27

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027 (Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1313690 DEEDWARR
08/22/2025 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,239.50
20250822-0067393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Bergling	**New Owner**	097-02-0A-437-00
(NAME)	(NAME)	
2720 River Vista Court	**Property**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **SM2M, LLC, a Texas Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Bergling, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 437 on the Plan of Villages of Riverwood, Section One, Phase 4E of record in Instrument Number 20140210-0011584, 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 SM2M, LLC, a Texas limited liability company by Warranty Deed from Younghee Park and Jong Geun Lee, wife and husband of record in Instrument No. 20220527-0061987 Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on May 27, 2022.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2720 River Vista Court (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

MM

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. successors 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, successors 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 20 day of August, 2025.

SM2M, LLC, a Texas Limited Liability Company

By: _____
Jarod Sadler, Member

State of Tennessee

County of Wilson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jarod Sadler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Member of SM2M, LLC, a Texas Limited Liability Company, the within named bargainor, a LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Jarod Sadler, as such Member.

WITNESS my hand and seal this 20 day of August, 2025.

_____
Notary Public

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

mm

Witness my hand this 11 day of August, 2025.

SM2M, LLC, a Texas Limited Liability Company

By: Marty Montgomery
Marty Montgomery, Manager and Member

State of Texas

County of Travis

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Marty Montgomery, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be Manager and Member of SM2M, LLC, a Texas Limited Liability Company, the within named bargainor, a LLC, and that he as such Manager and Member executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Marty Montgomery, as such Manager and Member.

WITNESS my hand and seal this 11 day of August, 2025.

Notary Public

Commission Expires: 03/10/2029

NOTARY PUBLIC STATE OF TEXAS

MURAD SADIGOV
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-10-29
Notary ID # 135502468

Certificate of Authenticity

I, Krystal Schuster, 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 **8/11/25 and 8/20/25**.

Date

Affiant Signature

8/11/25 and 8/20/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **11/20** day of **August**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)