This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # DM-C-25-1913A

BRANYAN TITLE — STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/16/2026 — WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch # 1331264 **DEEDWARR**
10/07/2025 03 06 45 PM 2 pgs
Fees $13 00 Taxes $5,920 00

20251007-0080107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,600,000 00.

Affiant

Subscribed and sworn before me this the 2 day of ~~September~~ October, 2025 JB

Notary Public
My commission ~~expires~~: 03-16-26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to.	Tax Information:
Olivia Hanceri Timothy Clarke 1913 Lombardy Ave A Nashville, TN 37215	CrossCountry Mortgage 2160 Superior Ave Cleveland, OH 44114	117-07-2A 001.00

For and in consideration of the sum of ten and no/100 dollars ($10 00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BENJAMIN MORRIS BERG TRUSTEE OF THE BENJAMIN MORRIS BERG REVOCABLE TRUST ON OCTOBER 11, 2021 AND RACHEL HELENE BERG TRUSTEE OF THE RACHEL HELENE BERG REVOCABLE TRUST ON OCTORBER 11, 2021, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OLIVIA HANCERI AND TIMOTHY CLARKE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of the 1913 Lombardy Ave Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 1913 Lombardy Ave. Townhomes, of record in Instrument No. 20180521-0048265, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration Reference is hereby made to the plan of 1913 Lombardy Ave Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20180521-0048265, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

Being the same property conveyed to Benjamin Morris Berg, as Trustee of the Benjamin Morris Berg Revocable Trust under agreement dated October 11, 2021, a fifty percent (50%) undivided interest as tenants in common and Rachel Helene Berg, as Trustee of the Rachel Helene Berg Revocable Trust under agreement dated October 11, 2021, a fifty percent (50%) undivided interest as tenants in common, by Warranty Deed from Rachel Helen Berg (formerly known as Rachel Harris) and Benjamin Berg, wife and husband, dated 10/11/2021 and recorded 10/13/2021 in Instrument No. 20211013-0137423, in the Register's Office of Davidson County, Tennessee.

Also being the same property previously conveyed to Rachel Harris and Benjamin Berg, wife and husband, by Warranty Deed from NDO Development, LLC, a Tennessee Limited Liability Company, dated 02/14/2019 and recorded 02/14/2019 in Instrument No. 20190214-0014084, in the Register's Office of Davidson County, Tennessee

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 1913 Lombardy Ave A, Nashville, TN 37215

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/or assigns, forever Grantors covenant with Grantees that Grantors 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 Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of October, 2025

Benjamin Morris Berg Revocable Trust on October 11, 2021

BY: Benjamin Morris Berg, Trustee
Benjamin Morris Berg, Trustee

Rachel Helene Berg Revocable Trust on October 11, 2021

BY: Rachel Helene Berg, Trustee
Rachel Helene Berg, Trustee

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Benjamin Morris Berg, 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 the TRUSTEE of the within named bargainor, Benjamin Morris Berg Revocable Trust on October 11, 2021, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of Benjamin Morris Berg Revocable Trust on October 11, 2021, by the said Benjamin Morris Berg as such TRUSTEE

Witness my hand and official seal this 2nd day of October, 2025.

My commission expires. August 7, 2027

Notary Public

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027

STATE OF Illinois
COUNTY OF Cook

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel Helene Berg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the TRUSTEE of the within named bargainor, Rachel Helene Berg Revocable Trust on October 11, 2021, and that he, as such TRUSTEE, executed the foregoing instrument for the purposes therein contained by signing the name of Rachel Helene Berg Revocable Trust on October 11, 2021, by the said Rachel Helene Berg as such TRUSTEE.

Witness my hand and official seal this 2nd day of October, 2025

My commission expires: August 7, 2027

Notary Public

Official Seal
MICHAEL LEAHY
Notary Public, State of Illinois
Commission No. 976238
My Commission Expires August 7, 2027