Karen Johnson Davidson County
Batch# 1331652 DEEDWARR
10/08/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,860.95
20251008-0080245

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4845

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,043,500.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of October, 2025

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles H. Bentley, III and Lindsay Bentley 810 Clayton Ave Nashville, TN 37204	New Owners	118-06-0R-001.00-CO

WARRANTY DEED

FOR AND IN 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,

Matthew Valcourt, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles H. Bentley, III and Lindsay Bentley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as established by the Declaration of Covenants, Conditions and Restrictions for XROADS PROJECT, a Horizontal Property Regime, as of record in Instrument No. 20160516-0048386, Register's Office for Davidson County, Tennessee, together with appurtenant private elements and limited elements and an undivided percentage interest in the common elements appurtenant to said Unit as set forth therein, to which reference is made for a more complete description thereof.

Being the same property conveyed to Matthew Valcourt, by Warranty Deed from Robert M. Bernstein and Irma S. Paz Bernstein, husband and wife, as tenants by the entirety of

record in Instrument No. 20180716-0068915, Register's Office of Davidson County, Tennessee, dated July 13, 2018 and recorded July 16, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Clayton Ave, Nashville, TN 37204

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 so 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.

Dated this the ~~3rd~~ 26th day of ~~October~~ September (MG), 2025.

Matthew Valcourt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~3rd~~ 26th day of ~~October~~ September (MG), 2025, before me personally appeared Matthew Valcourt, 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 ~~3rd~~ 26th day of ~~October~~ September (MG), 2025.

Notary Signature
My commission expires:

MADISON GONZALEZ
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 04/30/2029
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/26/2025.

Affiant Signature – Joshua A. Terry

10/07/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/07/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON