Name and Address of New Owner:
Steven E. Bergan
1001 Mansfield Street
Nashville, Tennessee 37206

Send Tax Bills To:
Bank of America, N.A.
4500 Amon Carter Blvd.
Fort Worth, TX 76155

This Instrument Prepared By:
Greater Nashville Title, LLC 4603
Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 082-08-0-400.00

Karen Johnson Davidson County
Batch# 1332586 DEEDWARR
10/10/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20251010-0081155

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jim DeLoach Simpson and Mary Elizabeth Long Simpson, husband and wife**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Steven E. Bergan, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16 inclusive in Stratton and Seymour's Addition to Edgefield of record in Plat Book 57, Page 137, 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 SMB Investments LLC, a Tennessee Limited Liability Company, by Warranty Deed from Aligned Realty, LLC, a Utah Limited Liability Company, of record in Instrument No. 20230703-0050653, Register's Office for Davidson County, Tennessee, dated June 23, 2023 and recorded on July 3, 2023.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long Simpson, husband and wife, by Warranty Deed from SMB Investments LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20241112-0088046, Register's Office for Davidson County, Tennessee, dated November 6, 2024 and recorded on November 12, 2024.

Being improved property known as 1001 Mansfield Street, Nashville, Tennessee 37206.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantors covenants that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on the 2nd day of October, 2025.

_____(SEAL)
Jim Simpson

_____(SEAL)
Mary Elizabeth Long Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jim DeLoach Simpson and Mary Elizabeth Long Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $975,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 3rd day of October, 2025.

_____
Notary Public
My commission expires:
File No. GNT-25-4231

APRIL SUMRULD STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY MY COMMISSION EXPIRES 12-19-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 October 3. 2025.

Affiant Signature

10th day of October, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of October, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

