Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251052473

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of October, 2025.

Notary Public
My Commission Expires:

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1341512
11/03/2025 10 36 46 AM
Fees $18 00 Taxes $2,645 50

Davidson County
DEEDWARR
3 pgs

20251103-0087262

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mia Isabelle Bergmann 2706 Woodlawn Drive Nashville TN 37212	New Owner	Tax Parcel ID No. 104-15-0-373.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert M. Gershbein, unmarried and Emily Oppel FKA Emily O. Gershbein. unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Mia Isabelle Bergmann**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND BEING LOCATED IN DAVIDSON COUNTY, TENNESSEE BEING DESCRIBED AS FOLLOWS:

BEING THE WESTERLY 50 FEET OF THE EASTERLY 100 FEET OF THE SOUTHERLY HALF OF LOT NO. 23 ON THE MAP OF BELAIR, OF RECORD IN BOOK 332, PAGE 6, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO 23 FRONTS 50 FEET ON THE NORTHERLY SIDE OF WOODLAWN DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET TO A DEAD LINE

Being the same property conveyed to ROBERT M. GERSHBEIN AND EMILY O. GERSHBEIN, HUSBAND AND WIFE, by deed from JESSICA G. GICHNER AND HUSBAND, JASON M GICHNER, of record in Instrument No. 20120206-0010486 , dated January 30, 2012 , said Register's Office.

Emily O. Gershbein is now known as Emily Oppel.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 104-15-0-373.00.

Matters shown on the Plan of record in Book 332, page 6, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3982, page 152, said Register's Office.

This is improved property located at 2706 Woodlawn Drive Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of October, 2025

Robert M. Gershbein

STATE OF California)

COUNTY OF Tulare)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert M Gershbein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of October, 2025.

Notary Public

My Commission Expires: Nov. 22, 2028

KEISHA R. BRYANT
Comm. # 2503041
TULARE County
California - Notary Public
Comm Expires Nov 22, 2028

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2025.

Emily Oppel

STATE OF Massachusetts)

COUNTY OF Essex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Oppel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my ~~hand, at office~~, this 28 day of October, 2025.

Notary Public Michael J O'Sullivan

My Commission Expires 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030