Karen Johnson Davidson County
Batch# 1353221 DEEDWARR
12/03/2025 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20251203-0095937

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: March 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ABHISHEK PATEL & RACHEL PATEL	New Owner	**104-16-0-347.00**
(NAME) **1511 ASHWOOD AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **THE BERGS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ABHISHEK PATEL AND RACHEL PATEL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 the Westerly one-half of Lot No. 34 on Belmont Land Company's Plan called Belmont Heights as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 34 fronts 50.0 feet on the Southerly side of Ashwood Avenue and runs back between parallel lines 169.0 feet to an alley.

Being the same property conveyed to STACY KREISBERG, A SINGLE WOMAN, by deed from ALEX SHERLING AND ELIZABETH SHERLING, HUSBAND AND WIFE, of record in Instrument No. 20191220-0131691, dated December 18, 2019, said Register's Office.

STACY KREISBERG, AN UNMARRIED WOMAN further conveyed to THE BERGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20200127-0009494, dated January 21, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 421, page 34, and any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **1511 ASHWOOD AVENUE, NASHVILLE, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 24TH day of November, 2025.

THE BERGS LLC
A Tennessee Limited Liability Company

SK, Sole Member
By: Stacy Kreisberg, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Stacy Kreisberg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Sole Member of **The Bergs LLC,** the within-named bargainor, a Tennessee Limited Liability Company, and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of The Bergs LLC, by herself as such Sole Member.

Witness my hand and official seal at office, this 24th day of November, 2025.

My commission expires: **March 3, 2026**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

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 11/24/2025.

Affiant Signature – Joshua A. Terry

12/2/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/2/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27