Karen Johnson Davidson County
Batch# 1361742 DEEDWARR
12/29/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $7,438.85
20251229-0102431

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Tara Bergstrom and
Benjamin Bergstrom
6318 East Valley Road
Nashville, TN 37205

SEND TAX BILLS TO
New Owner

MAP/PARCEL
129-03-0-023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES NATHAN STEELE, HEIR AT LAW FOR THE ESTATE OF CARTER CAMPBELL STEELE,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **TARA BERGSTROM AND BENJAMIN BERGSTROM, WIFE AND HUSBAND,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 20, as shown on the map entitled the Plan of West Meade Farms, Section 1, of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES DEWITT CARTER STEELE AND WIFE, PEGGY C. STEELE, by deed from CHARLES V. FORD AND WIFE, EVELYN J. FORD, of record in Book 6067, page 496, dated June 1, 1983, said Register's Office.

James Dewitt Carter having since died July 24, 2025 leaving Peggy C. Steele the surviving tenant by the entirety.

Peggy C. Steele having since died testate on June 29, 2020. James Nathan Steele and Campbell Carter were appointed Co-Executors of the Estate of Peggy C. Steele pursuant to her will of record in the Seventh Circuit Probate Court Clerk, Davidson County, Tennessee, Docket No. 20P-1197.

JAMES NATHAN STEELE AND CAMPBELL CARTER, CO-EXECUTORS OF THE ESTATE OF PEGGY C. STEELE AND JAMES NATHAN STEELE, INDIVIDUALLY further conveyed to CAMPBELL C. STEELE, by quitclaim deed of record in Instrument No. 20210610-0078209, dated June 8, 2020, said Register's Office.

Campbell C. Steele having since died intestate on July 24, 2025 leaving said property to her heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20251222-0101245, said Register's Office.

Being improved property known as: 6318 East Valley Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTOR has hereunto set his hands as of this 22nd day of December, 2025.

JAMES NATHAN STEELE, HEIR AT LAW FOR THE ESTATE OF CARTER CAMPBELL STEELE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally **JAMES NATHAN STEELE, HEIR AT LAW FOR THE ESTATE OF CARTER CAMPBELL STEELE**, 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 within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 22nd day of December, 2025.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,010,500.00.**

Sworn to and subscribed before me this 22 day December, 2025.

Notary Public

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

My Commission Expires: _____

Certificate of Authenticity

I, Alli Pinkston, 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 **December 22, 2025**.

Date

Alli P

Affiant Signature

12/22/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22** day of **December**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

