Karen Johnson Davidson County
Batch# 1373316 DEEDWARR
01/29/2026 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20260129-0006302

Name and Address of New Owner:
Charles W. Bengel and Janet A. Bengel
700 1st Avenue North, 301
Nashville, TN 37201

Send Tax Bills To:
Charles W. Bengel and Janet A. Bengel
1107 Fleming Street
Key West, FL 33040

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 082-14-0C-301.00

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, **Parker Real Estate LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles W. Bengel, and Janet A. Bengel, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

A certain condominium located in Davidson County, Tennessee, being Unit 301 of Eve, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eve, a Condominium of record in Instrument Number 20200928-0111243, as corrected by Scrivener's Affidavit of record in Instrument Number 20201027-0124272, as amended in Instrument Number 20210614-0079782, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit B to said Master Deed.

Together with the special rights to use the limited common elements as set out in Instrument Number 20200928-0111243 of the Declaration of Condominium for Eve, A Condominium and certain parking space number 8.

Being the same property conveyed to Parker Real Estate LLC, a Tennessee limited liability company by Warranty Deed dated December 10, 2021 from OII Property LP, a Tennessee limited partnership, recorded December 13, 2021 in Instrument No. 20211213-0164861 in the Register's Office.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of January, 2026.

Parker Real Estate, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Katherine Amanda Parker, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

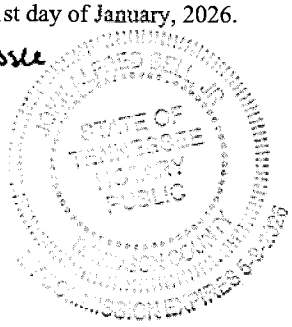
Before me, personally appeared Katherine Amanda Parker, Authorized Member of Parker Real Estate, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Member of Parker Real Estate, LLC, the within named bargainor, a Limited Liability Company, and that such Katherine Amanda Parker, Authorized Member of Parker Real Estate, LLC as such Authorized Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Member.

Witness my hand and seal, at office in 1/21/26 Davidson Co, Tennessee this 21st day of January, 2026.

_____
Notary Signature

Printed Name: Jonn Bell

My commission expires: _____



AFFIDAVIT OF VALUE

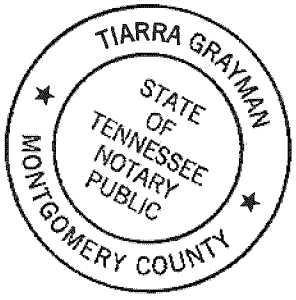
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $1,150,000.00, 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 21st day of January, 2026.

_____
Notary Public
My commission expires: 11/15/28
File No. 2025-8662-MA



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 1/21/26.

Affiant Signature – Joshua A. Terry

1/23/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 1/23/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27