WARRANTY DEED

Karen Johnson
Batch # 1400158
04/01/2026 11:58:08 AM
Fees: $13.00 Taxes: $1,899.21
Davidson County
DEEDWARR
2 pgs
20260401-0025895

#17985

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $513,300.00

TB
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 10/21/2028

(AFFIX SEAL)

KELSEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy P. Bergstrom Richard Frampton Bergstrom	Old National Bank	11908009600
(NAME)	(NAME)	
706 Greymont Drive	101 Northwest Fourth	
(ADDRESS)	(ADDRESS)	
Nashvlle, TN 37217	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,I/WE, **ReColor Properties, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timothy P. Bergstrom, a single man, and Richard Frampton Bergstrom, a married man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot No. 62 on the map of Glencliff Estates, Section Number 2, as of record in Book 1130, pages77-78, Register's Office for Davidson County, Tennessee. described as follows:

Said Lot No. 62 fronts 120 feet on the Southeasterly side of Greymont Drive and runs back between lines 291.8 feet on the Northeasterly line and 278.8 feet on the Southwesterly line to a dead line in the rear, on which it measures 40.5 feet.

Being the same property conveyed to ReColor Properties, LLC, by deed of record in Instrument No. 20250617-0047419, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 706 Greymont Drive, Nashvlle, TN 37217
(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/our hands this 30th day of March, 2026.

ReColor Properties, LLC

By: Chris Shealy -DIRECTOR
Chris Shealy, Director

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Chris Shealy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director of ReColor Properties LLC,a Tennessee limited liability company and that he as such Director executed the forgoing instrument for the purposes therein contained by signing the name of ReColor Properties LLC,a Tennessee limited liability by himself as Director.

WITNESS my hand and seal this 30th day of March, 2026.

Notary Public
My Commission Expires:
11-20-2029
File No.: 17985

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY