WARRANTY DEED

Karen Johnson
Batch # 1413506
04/29/2026 03:04:06 PM
Fees: $13.00 Taxes: $1,646.50

Davidson County
DEEDWARR
2 pgs

20260429-0038059

S-BH-26-2811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Hellmann	**Same As New Owner**	
(NAME)	(NAME)	**094-03-0-035.00**
2811 Barclay Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHARON SMITH AND JULIE BERBIGLIA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY E. HELLMANN, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the major part of Lot Number 218, on the Map of Fortland Park, Section I, as shown on plat of record in Plat Book 2663, Page 61, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the southeasterly margin of Barclay Drive, said point being the common front comer of Lots Numbers 218 and 219; thence in a Southeasterly direction, a distance of 180.9 feet to a point in the rear line of Lot 218 which is 9 feet Southwesterly from the comer rear comer of Lots Numbers 218 and 219; thence Southwesterly along the rear line of Lot Number 218, 88.4 feet to a point, die common rear comer of Lots Numbers 217 and 218; thence Northwesterly along the line between said Lots Numbers 217 and 218, 188.2 feet to a point in the Southeasterly margin of Barclay Drive; thence Northeasterly with said margin of said drive, 80 feet to the point of beginning.

Being the same property conveyed to Sharon L. Smith and Julia A. Berbiglia, as tenants in common with right of survivorship by Quitclaim Deed from Sharon L. Smith, Dated December 21, 2003 and recorded January 2, 2004 in Instrument No. 20040102-0000850, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 2663, Page 61, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2753, Page 612, Book 2799, Page 43, Book 3431, Page 100 and Book 3135, Page 398, in the Register's Office for Davidson County, Tennessee.
- Easement(s) in favor of Colonial Pipeline Company of record in Book 3955, Page 184, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2811 Barclay Dr., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 27th DAY OF APRIL, 2026.

Sharon Smith

Julie Berbiglia

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 27th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 27th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 04/27/26.

Affiant Signature April 28, 2026

State of TENNESSEE, County of DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2026.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028