RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-38937-26

WARRANTY DEED

Karen Johnson
Batch # 1415052
05/04/2026 09:30:17 AM
Fees: $13.00 Taxes: $2,923.00

Davidson County
DEEDWARR
2 pgs

20260504-0039236

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 day of May, 2026.

NOTARY PUBLIC

My commission expires

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/03/2028 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Scott Walsh 1405 Martin Street C Nashville, TN 37203	Citibank, N.A 1000 Technology Drive O'Fallon, MO 63368	105-07-3U-027-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED NINETY THOUSAND AND 00/100 Dollars ($790,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMUEL MARTIN BERKLACICH, MARRIED,**hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRIAN SCOTT WALSH, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 27, on the plan of THE HAMIL TON & MARTIN TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20190102-0000519 amended in Instrument No. 20201027-0124245 and Scrivener's Affidavit recorded in Instrument No. 202011100132283, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete
description.

Being the same property conveyed to Samuel Martin Berklacich, single man, from Hamilton & Martin, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated December 16, 2020, and recorded December 17, 2020, in Instrument Number 20201217-0149400, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1405 Martin Street C, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Taylor Northcutt joins in this conveyance to convey any interest she may have in the subject property as the spouse of Samuel Martin Berklacich

WITNESS MY/OUR HANDS, this 1st day of May, 2026

GRANTOR(S)

Samuel Martin Berklacich

Taylor Northcutt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Samuel Martin Berklacich, and Taylor Northcutt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1 day of May 2026.

Notary Public

DAVID P. WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

Printed Notary Name

My commission expires: _____