Karen Johnson Davidson County
Batch# 1423508 DEEDWARR
05/21/2026 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20260521-0046355

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is 2,050,000.00. A. Slott ICM Affiant Subscribed and sworn to before me, this the 20th day of May, 2026. Notary Public My commission expires:_____ (AFFIX SEAL)

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michael G. Newman and Deborah L. Newman, Trustees of The Newman Nominee Trust dated October 19, 2019	New Owner	116-08-0F-143-00
143 Prospect Hill		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jesus G. Berdeja and Timothy L. Bennett, a married couple

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Newman and Deborah L. Newman, Trustees of The Newman Nominee Trust dated October 19, 2019

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:

LAND in Davidson County, Tennessee, being Lot No. 143 on the Plan of Sugartree, Phase 3, Revised, as shown on plat of record in Plat Book 5050, Pages 67 thru 71, amended in Book 5162, Page 632, in Book 5169, Page 426, in Book 5191, Page 412, in Book 5222, Page 468, in Book 5238, Page 93, in Book 5298, Page 54, and in Book 5323, Page 616, Register's Office for Davidson County, Tennessee, to which specific reference is hereby made and together with an appurtenant, non-exclusive interest in the common and limited common areas as shown on said plan and as provided in the Declaration of Covenants Conditions and Restrictions referred to herein below.

Being the same property conveyed to Jesus G. Berdeja and spouse, Timothy L. Bennett, as tenants by the entirety by Quitclaim Deed dated June 30, 2023, from Jesus G. Berdeja and Timothy L. Bennett, of record in Instrument No. 20230703-0050602, in said Regitser's Office.

The property was previously conveyed to Jesus G. Berdeja, an unmarried man and Timothy L. Bennett, an unmarried man, by Warranty Deed dated March 29, 2013, from Ellen P. Johnson, unmarried, of record in Instrument No. 20130401-0031003, in said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 116-08-0F-143-00.

The Plan of record in Plat Book 5050, page 67-71, amended in Book 5162, page 632, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, Book 5238, page 93, Book 5298, page 54 and Book 5323, page 616, in said Register's Office, shows an Owner's Certficiate, and is subject to all matters as set forth therein.

Declaration of Covenants, Conditions and Restrictions of Sugartree, of record in Book 4857, page 157, Supplemental in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61, and Amended and Restated in Book 11758, page 466, in said Register's Office.

Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, in said Register's Office.

Conveyance of Common Areas to Sugartree Homeowners' Association, Inc., of reecord in Book 5683, page 675, in said Register's Office.

Charter of Sugartree Homeowners' Association, Inc., of record in Book 5683, page 670, in said Register's Office.

This is improved property, known as 143 Prospect Hill, Nashville, TN 37205.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 20 day of May, 2026.

Jesus G. Berdeja by John T. Cook, his Attorney-In-Fact

Timothy L. Bennett by John T. Cook, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named John T. Cook, 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 Attorney-in-Fact for Jesus G. Berdeja and Timothy L. Bennett, the within named bargainors, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Jesus G. Berdeja and Timothy L. Bennett for the purpose therein contained, by signing the name of John T. Cook by himself as their Attorney-in-Fact. Reference is made to Power of Attorney of record at Instrument No. 20260515-0043972, Register's Office for Davidson County, Tennessee.

WITNESS my hand, at office, this 20 day of May, 2026

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29

Certificate of Authenticity

I, Scott Hubbard 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

5-20-26.

Date

A. Scott Hubbard

Affiant Signature

May 20, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20th day of May, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-284**