Karen Johnson Davidson County
Batch# 1427970 DEEDWARR
06/04/2026 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20260604-0050556

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $675,000.00

Affiant Signature

Subscribed and sworn to before me on this the 1 Day of June, 26.

Notary Public

My Commission expires 12/24/29

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

NAME AND ADDRESS OF PROPERTY OWNER:
Robert Berger and Brittney Berger
8126 Boiling Springs Place
Brentwood, TN 37027
SEND TAX BILLS TO:
Robert Berger and Brittney Berger
8126 Boiling Springs Place
Brentwood, TN 37027
MAP AND PARCEL NUMBER: Tax ID #: 17700004000

WARRANTY DEED

26NT00852

Effective the 1 Day of June, 26 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Byron Mcintosh and Robin Mcintosh, husband and wife

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Robert Berger and Brittney Berger, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being Lot No. 15 of Fox Hollow Farms, located on the West side of State Route 96 and being more particularly described as follows:

Beginning at a point in the West boundary of Fax Hollow Farms, said point being South 02 degrees 30 minutes 12 seconds West, 1056.20 feet from the most Northwesterly corner of said Fox Hollow in the East line of Robert F. Stamps' property, of record in Will Book No. 151, Page 413, Register's Office for Davidson County, Tennessee; Thence, leaving said West line, with the common line between Lot No. 11 and Lot No. 15, South 61 degrees 14 minutes 06 seconds East, 441.57 feet to a point; Thence, with the South line of Lot No. 12, North 61 degrees 20 minutes 20 seconds East, 460.35 feet to a point; Thence, with the West line of Lot No. 14, South 07 degrees 02 minutes 48 seconds, 498.36 feet to a point; Thence South 51 degrees 49 minutes 17 seconds West, 190.00 feet to a point; Thence, with the East line of Lot No. 16, North 52 degrees 18 minutes 02 seconds West, 891.48 feet to a point in the West line of Fox Hollow; Thence, with said West line, North 02 degrees 30 minutes 12 seconds East, 58.44 feet to the point of beginning, and more fully described on Exhibit "A" to this Declaration of Protective Covenants, Conditions and Restrictions of record in Book No. 8960, Page No. 252, Revised by Exhibit "A" to the Amendment No. 1 to the Declaration of Protective Covenants, Conditions and Restrictions for Fox Hollow Farms of record in Book No. 9048, Page No. 590, and further revised by Exhibit "A" to Amendment No. 3 to the Declaration of Protective Covenants, Conditions and

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 1 day of June, 2026

R. McIntosh

Robin McIntosh

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Robin McIntosh**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1 day of June, 2026.

Notary Public

My commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Byron McIntosh

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Byron McIntosh**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1 day of June, 2026.

Notary Public

My commission expires: 7/3/28

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Justin Foster 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 6-1-26 (date of document).

Affiant Signature

6-1-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 of June, 26.

(SEAL)

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027