WARRANTY DEED

Karen Johnson Davidson County
Batch # 1475527 DEEDWARR
09/21/2026 01:29:11 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20260921-0087574

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBRA LEIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
David Scott Turk Bren Jamin Turk	New Owner	091-05-0P-002.00-CO
(NAME)	(NAME)	
4508 Old Pond Dr		
(ADDRESS)	(ADDRESS)	
Plano TX 75024		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Ten Thousand And No/100 Dollars ($510,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN E. BERGMEYER AND JOINED BY HIS WIFE, FARYN BERGMEYER,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID SCOTT TURK AND BREN JAMIN TURK, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, OF THE ALEMARISSA TRUST U/T/A DATED DECEMBER 27, 2022,** HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit 702B, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 702 Waco Drive, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161117-0121328 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby

made for a more complete description of the property.

Being the same property conveyed to Stephen E. Bergmeyer, an unmarried man by Warranty Deed from Noble Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180403-0031301, Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 03, 2018.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 702-B Waco Drive, Nashville, TN 37209
(House No.) (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 successors 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 successors 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 our hands this 16th day of September, 2026.

Stephen E. Bergmeyer

Stephen E. Bergmeyer

Faryn Bergmeyer

Faryn Bergmeyer

(Online Notarization — Tennessee Warranty Deed)

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned online notary public, Stephen E. Bergmeyer and Faryn Bergmeyer, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing Warranty Deed for the purposes therein contained. The principal(s) personally appeared before me by means of two-way live audio-video communication technology pursuant to the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq. Stephen E. Bergmeyer & Faryn Van Dyke Bergmeyer produced TN DL as ID.

Witness my hand and official seal at office, this 16th day of September, 2026.

Javier Adrian Molano

Notarized remotely online using communication technology via Proof.

Notary Public
My commission expires: 05/20/2028

NOTATION: This notarial act was performed as an online notarization in accordance with the Tennessee Online Notary Public Act, Tenn. Code Ann. § 8-16-301 et seq.

CERTIFICATE OF AUTHENTICITY

I, Christy W. Ivey, do hereby attest and affirm that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

This 21st day of September 2026.

Attorney or Custodian
For Ivey Title, LLC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me on 21st day of September, 2026, the undersigned notary public for said State and County, Christy W. Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

