Bill Garrett Davidson County
Batch# 40829 DEEDWARR
12/22/2017 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $619.75
20171222-0130592

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of December, 2017, by and between Tina McCathern, Co-Executrix and Lakisha Goodner, Co-Executrixes of The Estate of Patricia Baker, Davidson County Probate Court, Tennessee Docket No. 17P1274, Tina McCathern, Leslie McCathern, Reginald McCathern, Vallerie McCathern, and Lorna Palmer, party of the first part, and Karen V. Berrios, a single woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Section One, Edge-O-Lake Estates of record in Plat Book 3600, Page 43, 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 all or part of the same property conveyed to Being the same property conveyed to Morris Lee Baker and wife, Patricia A. Baker by warranty deed from Michie F. Deising and wife, Donna M. Deising of record in Book 8113, Page 501, Register's Office for Davison County, Tennessee, dated 05/18/1990 and recorded on 05/22/1990.

The said Morris Lee Baker predeceased Patricia A. Baker leaving her as the remaining tenant by the entirety. The said Patricia A. Baker died testate June 26, 2017 and by her will in case no. 17P1274 of the Probate Court for Davidson County, Tennessee, devised this property to Tina McCathern, Leslie McCathern, Reginald McCathern, Vallerie McCathern, Lorna Palmer and Lakisha Goodner.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 3600, Page 43, Book 3818, Page 494 and Book 3679, Page 279; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tina McCathern, Co-Executrix

Lakisha Goodner, Co-Executrix

Tina McCathern , Individually

Lakisha Goodner, Individually

Leslie McCathern

Reginald McCathern

Vallerie McCathern

Lorna Palmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tina McCathern, Co-Executrix and Lakisha Goodner, Co-Executrix, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tina McCathern, Leslie McCathern, Reginald McCathern, Vallerie McCathern, Lorna Palmer and Lakisha Goodner, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of December, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Karen V. Berrios

478 Rural Hill Rd, Nashville, TN 37217

Tax Parcel No 15001004000

Property Address: 478 Rural Hill Rd.
Nashville, TN 37217

MAIL TAX BILLS TO: owner at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $167,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of December, 2017.

Notary Public

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commercial Affidavit

201712220130592

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019