Bill Garrett Davidson County
Batch# 109399 DEEDWARR
06/27/2018 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20180627-0061770

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2018.
22nd

Notary Public

MY COMMISSION EXPIRES: 03/08/2021
(AFFIX SEAL)

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180129TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeanetta Berry	Jeanetta Berry	
(NAME)	(NAME)	
5235 Ashland City Highway	5235 Ashland City Highway	067 00 0 04300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Five Thousand And No/100 Dollars ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BLACK ROCK REAL ESTATE LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeanetta Berry, an unmarried woman, and Deborah Berry, an unmarried woman and James C. Berry, an unmarried man, as joint tenants with righ of survivorship**, 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:

Beginning at an iron pin in the south right of way of Ashland City Highway, said point also being the northeast corner of Parcel 140 of Tax Map 67 in Davidson County, TN. and the northwest corner of herein described property; thence S 18 deg 07 min 40 sec E 227.45 feet to a Mag nail in center of Old Hyde's Ferry Pike; thence with said Pike N 63 deg 44 min 24 sec E 100.00 feet to a RR Spike in center of Old Hyde's Ferry Pike; thence leaving Pike N 18 deg 14 min 19 sec W 230.27 feet to an iron pin in the south right of way of Ashland City Highway; thence S 62 deg 06 min 00 sec W 100.00 feet to the point of beginning containing 22,608.39 sq. ft. or 0.52 Acres, more or less, according to survey by David P. Brackman, RLS, dated July 5, 2017.

Being the same property conveyed to Black Rock Real Estate LLC, a Nevada Limited Liability Company by warranty deed from Charlene Adcock a/k/a Margaret Charlene Nicholson a/k/a Charlene Nicholson, a single person of record in Instrument No. 20170811-0082414 Register's Office for Davidson County, Tennessee, dated 07/01/2017 and recorded on 08/11/2017.

Being the same property conveyed to Charlene Adcock by warranty deed from Herbert Monroe Estes, Hubert David Estes, Stephen Wayne Johnson, and Joyce M. Randolph of record in Book 8952, page 328, Register's Office for Davidson County, Tennessee, dated 05/11/1993 and recorded on 05/19/1993.

unimproved ☐
This is improved ☒ property, known as 5235 Ashland City Highway, Nashville, TN 37218
(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 heirs 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 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Black Rock Real Estate LLC, a Nevada limited liability company this 19 day of June, 2018

Black Rock Real Estate LLC, a Nevada limited liability company

BY: _____
Carl Bassett
Managing Member

STATE OF Nevada

COUNTY OF Clark

I, Kim McKinney, a Notary Public for the said County and State, do hereby certify that Carl Bassett personally appeared before me this day and acknowledged that (s)he, as managing member of Black Rock Real Estate LLC, a Nevada limited liability company, and that (s)he, as managing member being authorized to do so, executed the foregoing on behalf of the Limited Liability Corporation.

Witness my hand and official seal at Clark County, Nevada this 19th day of June, 2018.

Commission Expires: Oct 23 2021

_____
Notary Public

KIM MCKINNEY
Notary Public, State of Nevada
No. 17-3918-1
My Appt. Exp. Oct. 23, 2021

TRUE COPY CERTIFICATION

I, Barbara T. Hodge, 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 his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me Lisa K.R. Wagner, a notary public for this county and state, Barbara T. Hodge, 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: Sept 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY