Karen Johnson Davidson County
Batch# 237617 DEEDWARR
06/03/2019 10:45:20 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20190603-0052409

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019040026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $475,000.00

Sworn to and subscribed before me this 31st day of May, 2019.

Affiant

E. Mannix
Notary Public
Comm exp 1-3-23

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Shane Edwin Berry		104-023J-007.00-CO
9996 Bentwood Tree	New Owner	
Collierville, TN 38017		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer Beth Jacobs, unmarried and Jessica Ann Jacobs, unmarried and Andrew Singer Jacobs, married as Tenants in Common with Right of Survivorship** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shane Edwin Berry and Linda R. Berry, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 7, West Park Village, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130815-0086141 and amended in Instrument No. 20160411-0034654, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Beth Jacobs, Jessica Ann Jacobs and Andrew Singer Jacobs, as Tenants in Common with Right of Survivorship by Warranty deed from Tian Jianing, unmarried of record in Instrument No. 20170928-0099563 Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 28, 2017 and Scrivener's Affidavit recorded on April 02, 2018 in Instrument No. 20180402-0030394.

The subject property has never been used as a principal residence by any of the Grantors and/or their spouses.

This is improved property known as **204 Burns Avenue, Nashville, TN 37203.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 31st day of May, 2019.

Jennifer Beth Jacobs

Jessica Ann Jacobs

Andrew Singer Jacobs

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jennifer Beth Jacobs and Jessica Ann Jacobs and Andrew Singer Jacobs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019