398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 314521 DEEDWARR
11/12/2019 12:04:40 PM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20191112-0116435

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA PROSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Johnathan Crocker	FIRST BANK	11515009200
(NAME)	(NAME)	
6300 Jocelyn Hollow Road	318 SEABOARD LN #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	FRANKLIN TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Poonam Bery, Pooja Bery and Kabir Bery, tenants in common with the right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Johnathan C Crocker,*** 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:

*AND Jessica L Crocker, husband and wife

LAND in Davidson County, Tennessee, being Lot No. 72 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, Pages 40 & 41, Register 's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Jocelyn Hollow Road at the corner of Lots Nos. 72 and 73; thence along said Road easterly 200 feet to a concrete monument; thence around a curve 39.3 feet to a concrete monument in the westerly margin of Brook Hollow Road; thence with said road northerly 375 feet to a concrete monument; thence in a westerly direction 225 feet to the corner of Lots Nos. 72 and 73; thence with the line between said lots southerly 400 feet to the beginning.

Being the same property conveyed to Rakesh Bery and Poonam Bery, husband and wife by deed dated May 30, 2017 from John C. Felts and wife, Mary C. Felts of record in Instrument No. 20170601-0054277, Register's Office for Davidson County, Tennessee. Thereafter, Rakesh Bery and Poonam Bery, husband and wife conveyed their interest in said property to Poonam Bery of record in Instrument No. 20170621-0062228, said Register's Office. Thereafter, Poonam Bery, married conveyed her interest in said property to Poonam Bery, Pooja Bery and Kabir Bery, tenants in common with the right of survivorship by deed recorded in Instrument No. 20170802-0078914, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6300 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (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.

Witness my/our hands this 7th day of November, 2019.

Poonam Bery

Pooja Bery

Kabir Bery By Poonam Bery

Kabir Bery
By: Poonam Bery as Attorney-in-Fact

State of Tennessee
County of Davidson

On this 7th day of November, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Poonam Bery, Pooja Bery, and Kabir Bery, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 7th day of November, 2019.

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

On this **7th** day of **November, 2019**, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me Poonam Bery with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Kabir Bery as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal this **7th** day of **November, 2019**.

Notary Public I. Dyke Tatum

My Commission Expires: 5/3/2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 19-Cocker