Karen Johnson Davidson County
Batch# 332644 DEEDWARR
12/20/2019 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20191220-0131373

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0785

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of December, 2019

Notary Public

Commission Expires: 08/30/2021

MEAGHAN G. SPRUILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph R. Ochranek and Grace A. Ochranek 533 Lemont Drive Nashville, TN 37216	New owner	061-01-0-027.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The Estate of Albert G. Berry

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph R. Ochranek and Grace A. Ochranek

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:

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Gra-Mar Acres, Section 11 of record in Book 2663, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 305 fronts 176.7 feet on the westerly side of Lemont Drive and runs back between lines, 199.3 feet on the northerly line and 220.4 feet on the southerly line to a dead line in the rear, measuring 225.3 feet thereon.

Being the same property conveyed to Albert G. Berry, married by Quit Claim Deed from Albert G. Berry, unmarried of record in Instrument No. 20131120-0119441, Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on November 20, 2013. Albert G. Berry having since died 10/16/2017. Dorothy Berry appointed Administrator of The Estate of Albert G. Berry by Order for Appointment of Administrator filed December 7, 2017 in Docket No. 17P 2038, Circuit Court for Davidson County, Tennessee, Probate Division. See Orders approving sale of real property by Administrator, in Docket No. 17P 2038, Circuit Court for Davidson County, Tennessee, Probate Division.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 533 Lemont Drive, Nashville, TN 37216

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of December, 2019.

The Estate of Albert G. Berry

By: Dorothy Berry
Dorothy Berry, Administator

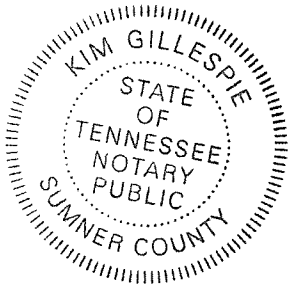
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dorothy Berry, Administator of The Estate of Albert G. Berry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of December, 2019.

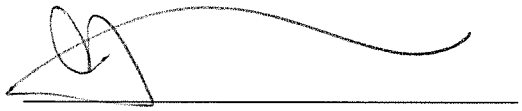
Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)



True Copy Certification

I, Julie Dyess, 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.

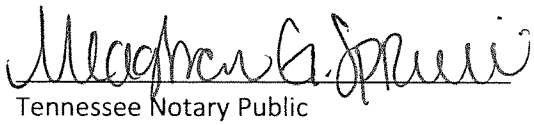


Julie Dyess

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Meaghan G. Spruill, a notary public for this county and state, Julie Dyess, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Tennessee Notary Public

My commission Expires: ~~8/11/2020~~ 8/20/2021

