RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200104

Return to
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217
File # 14780

Karen Johnson Davidson County
Batch# 421839 DEEDWARR
06/22/2020 10:18:04 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20200622-0066361

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Averie Manglos
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Averie Manglos 1327 Quail Valley Nashville, TN 37214	~~Same address as new owner~~ Summit Funding Inc 2241 Harvard St #200 Sacramento CA 95815	108-12-0-A-005.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Two Thousand and 00/100 Dollars ($172,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROBERT BERRY AND CHRISTINA BERRY**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AVERIE MANGLOS**, unmarried, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5, Lot No. 50, in Horizontal Property Regime as shown on Condominium Site Plan, Phase 7, Section 4, Quail Valley, as of record in Book 5200, page 522, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Robert Berry and Christina Berry, husband and wife, from Leah Michelle Harrell, an unmarried woman, by Warranty Deed dated August 11, 2017, and recorded August 14, 2017 in Instrument #20170814-0083329, Register's Office for said County.

The address of the herein described property is believed to be 1327 Quail Valley, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of June, 2020.

ROBERT BERRY

Christina Berry by RB attorney in fact
CHRISTINA BERRY
BY ROBERT BERRY, ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Christina Berry, as her attorney-in-fact, and that he executed the same for the purposes therein contained, as the free act and deed of Christina Berry.

WITNESS my hand and seal, this the 18th day of June, 2020.

Notary Public

Frank W. Roberts
Printed Notary Name
My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Robert Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of June, 2020.

Notary Public

Frank W. Roberts
Printed Notary Name
My commission expires: 10/6/21

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY