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WARRANTY DEED

Karen Johnson Davidson County
Batch# 430065 DEEDWARR
07/02/2020 11:07:27 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20200702-0071798

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

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
Poonam Bery	Poonam Bery	16213020100
(NAME)	(NAME)	
117 Vaughns Gap Road	117 Vaughns Gap Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Patsy A. Simmons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Poonam Bery,** 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. 22 on the Plan of Monte Carlo, Section IIC, of record in Book 5200, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Gene Simmons and wife, Patsy A. Simmons by deed dated February 24, 1983 from Vernon M. Williams & Son Construction of record in Book 6012, Page 507, Register's Office for Davidson County, Tennessee. D. Gene Simmons has since died on February 5, 2020 survived by his wife, Patsy A. Simmons.

unimproved ☐

This is improved ☑ property, known as 208 Cedarmont Circle, Nashville, TN 37211
(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 29th day of June, 2020.

Patsy A. Simmons

State of Tennessee
County of Davidson

On this 29th day of June, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Patsy A. Simmons, 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 she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 29th day of June, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

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

File No.: 20-Bery-208