This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $75,000.00.

Affiant

Subscribed and sworn before me this the ____ day of June, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 433773 DEEDWARR
07/09/2020 01:23:45 PM 4 pgs
Fees: $23.00 Taxes: $277.50
20200709-0074741

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mika L. Berry 4000 Liberty Street Old Hickory, TN 37138	Pinnacle Bank PO Box 702726 Dallas, TX 75370	063-08-0 027.00

For and in consideration of the sum of seventy-five thousand and no/100 dollars ($75,000.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA SHIPP JONES, LARRY SHIPP AND FRANK R. SHIPP, HEIRS AT LAW TO THE ESTATE OF L. C. SHIPP**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JON BERRY AND MIKA L. BERRY, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1,3,5,7,9, and 11, Block W, fronting on the east side of Liberty Ave. and running back between parallel lines 150 ft. to a 10 ft. alley, and being shown on the Map of Hadley's Bend City, of record in Book 421, page 120, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick J. Shipp and wife, L.C. Shipp, by deed from W. F. Nees, a single man, dated 07/25/1949, of record in Book 1782, page 279, said Register's Office. The said L. C. Shipp having died intestate on October 26, 2012, predeceased by Frederick J. Shipp on July 12, 1985, and her heirs at law having been named in Affidavit of Heirship in record of Instrument Number 20200709-0074740, Register's Office for Davidson County, TN.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4000 Liberty Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of ~~June~~ July, 2020.

Larry Shipp

Larry Shipp

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Larry Shipp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of ~~June~~ July, 2020.

My commission expires: 7-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand this the 15th day of June, 2020.

Frank R. Shipp

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Frank R. Shipp, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2020.

My commission expires: 09/08/2021

Notary Public

SARAHI TREJO
Notary Public, State of Texas
Comm. Expires 09-08-2021
Notary ID 131274299

Witness my hand this the 13 day of June, 2020.

Linda Shipp Jones

Linda Shipp Jones

STATE OF Virginia
COUNTY OF Chesterfield

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Linda Shipp Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of June, 2020.

My commission expires: 12/31/2021

Maria Lynette Seward
Notary Public

Maria Lynette Seward
Commonwealth of Virginia
Notary Public
Commission No. 7576472
My Commission Expires 12/31/2021