This instrument was prepared by:
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path, Suite 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615) 822-8321 fax

Karen Johnson Davidson County
Batch# 452714 **DEEDWARR**
08/10/2020 08:33:28 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20200810-0088475

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, WE, **T AND L HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KABIR BERY, an unmarried man and POONAM BERY, a married woman, joint tenants,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

720-722 VIRGINIA AVENUE; MAP/PARCEL:061-10-0/205.00
LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT 2 ON THE PLAN OF BILL CAYCE SUBDIVISION OF RECORD IN PLAT BOOK 5190, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO T AND L HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY WARRANTY DEED FROM BEATRICE M. CAYCE, A WIDOWED WOMAN, RECORDED ON OCTOBER 2, 2006, OF REOCRD IN INSTRUMENT NO. 20061002-0121662, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 720-722 VIRGINIA AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 4th day of August, 2020.

Jennifer Lott Chief Manager

T AND L HOMES, LLC
BY: TOMMY SWINT, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared TOMMY SWINT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Chief Manager of T AND L HOMES, LLC, the within name bargainor, a partnership, and that he, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as Chief Manager.

DONE at offices in Hendersonville, Tennessee, on this the 4th day of August, 2020.

Gina Dunning
NOTARY PUBLIC
My commission expires: 8/21/23

GINA DUNNING STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$260,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2020.

Theresa L. Smith
NOTARY PUBLIC Theresa L. Smith
My commission expires: 9/6/2022

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner(s) as follows:
Kabir Bery & Poonam Bery
117 Vaughns Gap Road
Nashville, TN 37205

Send Tax Bills To:
~~Same as above~~ Highlands Residential Mortgage,LTD
12001 N Central Expressway, Suite 750, Dallas, TX 75243

MAP/PARCEL: 061-10-0/205.00