Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of October, 2020.

Notary Public

Commission Expiration: 7/3/23

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
ANA CAROLINA NEDREBERG AND JUAN ALBERTO MEZA 4341 Central Pike Hermitage, TN 37076	SAME AS NEW OWNER.	-087-00-0-070.00

Karen Johnson Davidson County
Batch# 505082 **DEEDWARR**
10/30/2020 10:24:51 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20201030-0126691

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, **Christopher Berry and Jan L. Bular**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANA CAROLINA NEDREBERG AND JUAN ALBERTO MEZA, 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:

Property known as: 4341 Central Pike, Hermitage, TN 37076, County of Davidson

Being the same property previously conveyed to Christopher Berry by Warranty Deed from Jay Wilfong, an unmarried person, dated 10/17/2001 and recorded 10/18/2001 in Instrument No. 20011018-0113691, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Berry and Jan L. Bular, as joint tenants with rights of survivorship and not as tenants in common, by Quitclaim Deed from Christopher Berry, dated 10/17/2001 and recorded 10/25/2001 in Instrument No. 20011026-0117229, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 087-00-0-070.00

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.

This is improved property known as 4341 Central Pike, Hermitage, TN 37076

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 hand this 21st day of October, 2020.

Christopher Berry by Jan L. Bular Attorney in Fact

Christopher Berry by ~~Jan L. Bular~~ Attorney in Fact

Jan L. Bular

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~HICKMAN~~ Gulf

On this the 21st **of October, 2020,** before me, appeared **Jan L. Bular,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for **Christopher Berry**, and that said instrument was signed in behalf of the said **Christopher Berry**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public
My commission expires: 12-1-2023

DEBORAH L. JASINSKI
MY COMMISSION # GG 920677
EXPIRES: December 1, 2023
Bonded Thru Notary Public Underwriters

STATE OF Florida
COUNTY OF Gulf

On this 21st day of October, 2020, before me personally appeared **Jan L. Bular**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of October, 2020.

Notary Public

Commission Expiration: 12-1-2023

DEBORAH L. JASINSKI
MY COMMISSION # GG 920677
EXPIRES: December 1, 2023
Bonded Thru Notary Public Underwriters