Karen Johnson Davidson County
Batch# 508319 DEEDWARR
11/03/2020 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,408.70
20201103-0128538

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

#35846

W & I Ref: (DM) Title No.: 61427
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Lee Berns JoAnne Berns 104 The Commons Drive Nashville, TN 37215	Capstar Bank 2002 Richard Jones Rd #300A Nashville TN 37215

TAX MAP PARCEL NUMBERS: 131010G00400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$651,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daniel F. Bess and Jennifer Bess, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Lee Berns and wife, JoAnne Berns**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of The Commons, of record in Book 6250, page 527, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel F. Bess, unmarried, by Warranty Deed from Joseph M. Kaminski and wife, Chichuan Kaminski, dated March 28, 2005 and recorded on April 6, 2005, of record in Instrument No. 20050406-0037832, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 24, 2013, recorded August 1, 2013, of record in Instrument No. 20130801-0080259, said Register's Office, subject property was conveyed to Daniel F. Bess and Jennifer Bess, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan of record in Book 6250, page 527, said Register's Office, shows an owner's certificate, a minimum building setback line and easement(s) to which plan reference is hereby made for more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6610, page 208, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 104 The Commons Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30th day of October, 2020.

Daniel F. Bess **Jennifer Bess**

State of Tennessee

County of Davidson

On this 30th day of October, 2020, before me the undersigned authority, personally appeared Daniel F. Bess and Jennifer Bess, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $651,000.00.

Affiant

Sworn and subscribed before me this 30th day of October, 2020.

Notary

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

