WARRANTY DEED

Karen Johnson Davidson County
Batch# 513925 DEEDWARR
11/10/2020 12:40:54 PM 2 pgs
Fees: $13.00 Taxes: $1,078.55

20201110-0132487

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS
$291,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th of October

Notary Public

MY COMMISSION EXPIRES : 10/2/23

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Benders Ferry Pike, Mount Juliet TN 37122

ADDRESSNEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Warren T. Berlin, Valery Lara Torres and William K. Berlin	Same	
(NAME)	(NAME)	096-10-0-034.00
582 Lockwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-ONE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna Kaye Mabry, single

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Warren T. Berlin and Valery Lara Torres, husband and wife, and William K. Berlin, a married man, as joint tenants with the right of survivorship

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. 21 on the Plan of Larkwood Subdivision, as of record in Book 2900, page 144, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 21 fronts 73.0 feet on the westerly side of Lockwood Drive and extends back 199.90 feet on the southerly line and 189.25 feet on the northerly line, to a dead line measuring 87.73 feet thereon.
Being the same property conveyed to Donna Kaye Mabry by deed of record in Instrument No. 20190805-0077570, dated 8/5/2019, in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **582 Lockwood Dr, Nashville, TN 37214**
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 2900 PAGE 144, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my/our hand(s) this **30th day of October 2020.**

Donna Kaye Mabry BY Ed Tignor AS ATTY IN FACT

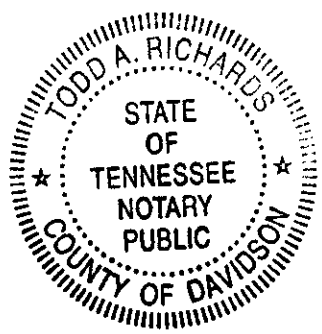
Donna Kaye Mabry by Ed Tignor as atty in fact

State of TN

County of Wilson

On this 30th day of October 2020, before me personally appeared Ed Tignor, to me known (or proved to me on the basis of satisfactory evidence) to be the persor who executed the foregoing instrument in behalf of Donna Kaye Mabry and who acknowledged that he executed the same as the free act and deed of Donna Kaye Mabry

Witness my hand and seal at office on this day.



Notary Public

My Commission Expires: 9/6/22