Karen Johnson Davidson County
Batch# 516755 DEEDWARR
11/16/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20201116-0134548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $980,000.00.

Allison M. Noble
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2020.

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/2023
(AFFIX SEAL)

JENNIFER A HOFFMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 6-19-2023

File No. OA0007691

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaitlin Berklacich and Nicholas Berklacich (NAME)	Morgan Stanley Private Bank, N.A. (NAME)	
909 Albert Ct (ADDRESS)	P.O. Box 11733 (ADDRESS)	118-13-0N-001.00-CO
Nashville, TN, 37204 (CITY) (STATE) (ZIP)	Newark, NJ 07101-4733 (CITY) (STATE) (ZIP)	

FOR AND 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, I, **Troy R. Wilkerson and Leslie M. Wilkerson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaitlin Berklacich and Nicholas Berklacich, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. A of The Albert Court Commons, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court Commons, of record in Instrument No. 20120822-0075393, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Troy R. Wilkerson and Leslie M. Wilkerson, husband and wife by Warranty deed from TBC I, LLC of record in Instrument No. 20130903-0092142 Register's Office for Davidson County, Tennessee, dated August 28, 2013 and recorded on September 03, 2013.

Being also known as 909 Albert Ct. Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 909 Albert Ct, Nashville, TN 37204
(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.

Witness my hand this 12th day of November, 2020.

Troy R. Wilkerson by Leslie Garside, his attorney in fact

Troy R. Wilkerson by Leslie Garside, his attorney in fact

Leslie M. Wilkerson by Leslie Garside, her attorney in fact

Leslie M. Wilkerson by Leslie Garside, her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie Garside with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Troy R. Wilkerson and Leslie M. Wilkerson, and that this instrument was executed on behalf of the said Grantors for the purposes therein contained.

Leslie Garside executed this instrument on behalf of Troy R. Wilkerson and Leslie M. Wilkerson pursuant to a Power of Attorney being recorded simultaneously herewith

Witness my hand and official seal this 12th day of November, 2020.

Notary Public Ashley Osgood

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

ASHLEY OSGOOD
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
MY COMMISSION EXPIRES 12-4-2023

True Copy Certification

I, Jennifer Hoffman, 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 executed and authenticated according to law.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY