WARRANTY DEED

Karen Johnson Davidson County
Batch# 523062 DEEDWARR
12/01/2020 01:48:20 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20201201-0139532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John J Rayburn and Sharyl J Rayburn 3317 Harriet Park Drive Nashville, TN 37211	Capital City Home Loans, LLC 1255 Lakes Parkway, Building 300, Suite 300 Lawrenceville, GA 30043	172-10-0C-027.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Mark Alan Berlyn and Liliana Ayala Berlyn, Co-Trustees, and their successors in trust, of the Mark Alan Berlyn and Liliana Ayala Berlyn House Trust dated 02/21/2020**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **John J Rayburn and Sharyl J Rayburn, Husband and Wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27, as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Liliana Ayala Berlyn and Mark A. Berlyn, wife and husband by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 03/06/2015 and recorded 03/11/2015, of record in Instrument 201503110020900, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Alan Berlyn and Liliana Ayala Berlyn, Co-Trustees, and their successors in trust, of the Mark Alan Berlyn and Liliana Ayala Berlyn House Trust dated 02/21/2020 by Quitclaim Deed from Liliana Ayala Berlyn and Mark A. Berlyn, wife and husband, dated 02/21/2020 and recorded 02/021/2020, of record in Instrument 202002210019691, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-RMY-20-3317

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 3317 Harriet Park Drive, Nashville, TN 37211

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/our hand(s) this the 23rd day of November, 2020.

Mark Alan Berlyn and Liliana Ayala Berlyn, Co-Trustees, and their successors in trust, of the Mark Alan Berlyn and Liliana Ayala Berlyn House Trust dated 02/21/2020

BY: _____
Mark Alan Berlyn, Co-Trustee

BY: _____
Liliana Ayala Berlyn, Co-Trustee

STATE OF ALABAMA

COUNTY OF Mobile

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Mark Alan Berlyn and Liliana Ayala Berlyn, Co-Trustees, and their successors in trust, of the Mark Alan Berlyn and Liliana Ayala Berlyn House Trust dated 02/21/2020 with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 23rd of November, 2020.

_____
Notary Public

Ashley Atkinson
Notary Public
Alabama State At Large
Commission Expires 7/30/22

My Commission Expires: 7/30/22

(SEAL)