THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $607,000.00. Affiant Subscribed and sworn to before me, this 23rd day of November, 2020. Notary Public My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 523623 DEEDWARR
12/03/2020 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20201203-0140282

WARRANTY DEED

Address New Owner: Justinn Avery Lander and Keith Alan Potter 1016 11th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-16-0-607.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Fredrick Benjamin Berrey, III and Latisha Osborne Berrey, Trustees of the Fredrick and Latisha Berrey Living Trust dated May 20, 2020** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Keith Potter and Justinn A. Lander, husband and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled W.B. Hall's Addition to Nashville, of record in Plat Book 17, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FREDRICK BENJAMIN BERREY, III AND LATISHA OSBORNE BERREY, HUSBAND AND WIFE, AS TENANCY BY THE ENTIRETY, by deed from JAMES S. SWEENEY, III, of record in Instrument No. 20150417-0034430 , dated April 15, 2015 , said Register's Office.

Being further conveyed to FREDRICK BENJAMIN BERREY, III AND LATISHA OSBORNE BERREY, TRUSTEES OF THE FREDRICK AND LATISHA BERREY LIVING TRUST DATED MAY 20, 2020 by quitclaim deed from FREDRICK BENJAMIN BERREY, III AND LATISHA OSBORNE BERREY, HUSBAND AND WIFE , of record in Instrument No. 20150417-0034431, dated May 20, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 081-16-0-607.00.

Matters shown on the Plan of record in Plat Book 17, page 261, said Register's Office.

Metropolitan Development and Housing Agency Restrictions in Book 9183, page 130, Book 11625, page 280 and in Instrument No. 20020425-0051069, said Register's Office.

Capitol Mall Redevelopment Project Plan Ordinance in Instrument No. 20130903-0092714, said Register's Office.

This is improved property located at 1016 11th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of November, 2020.

The Fredrick and Latisha Berrey Living Trust dated May 20, 2020

By: Fredrick Benjamin Berrey, III

By: Latisha Osborne Berrey, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fredrick Benjamin Berrey, III and Latisha Osborne Berrey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Fredrick and Latisha Berrey Living Trust dated May 20, 2020, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of November, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

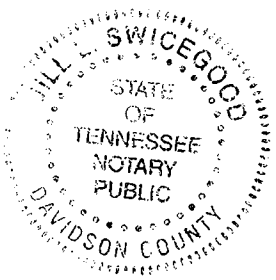
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: July 9, 2022

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