Karen Johnson Davidson County
Batch# 524412 DEEDWARR
12/03/2020 12:57:30 PM 3 pgs
Fees: $18.00 Taxes: $795.13
20201203-0140640

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-16-2022
(AFFIX SEAL)

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH20-00602

Address of New Owner:	Send Tax Bills to:	Tax Information:
Terrence Mayberry 712 Pippin Dr., Unit 143 Antioch, TN 37013	New owner	163-02-0-B-151.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Handshy, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Terrence Mayberry, unmarried**, hereinafter called the Grantees, their successors 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. 143, on the plan of Berkeley Hall Section Two-Townhomes PUD, formerly known as Hickory Highlands P.U.D. Phase II (erroneously referenced in prior deed as Berkley Hall, Section Two, formerly known as Hickory Highlands, PUD Phase II), as established by the Master Deed of record in Instrument No. 20061127-0146201, as amended by the First Amendment Master Deed for Berkeley Hall Townhomes of record in Instrument No. 20070705-0079992, said plan shown in Exhibit "A" as appended to the First Amendment Master Deed for Berkeley Hall Townhomes of record in Instrument No. 20070705-0079992, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Handshy, a single woman by deed from Ridgeview Properties, LLC, a Tennessee limited liability company, dated September 25, 2018, recorded October 2, 2018, of record in Instrument No. 20181002-0097558, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 712 Pippin Dr., Unit 143, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of November, 2020

Patricia Handshy

STATE OF TENNESSEE

COUNTY OF Davidson

On this 10th day of November, 2020, before me personally appeared Patricia Handshy, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 03-17-24

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

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

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Shelly M. Walling, a notary public for this county and state, Ashley Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

SHELLY M. WALLING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-16-2022

My Commission Expires: 04-16-2022