Karen Johnson Davidson County
Batch# 629598 DEEDWARR
05/05/2021 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $9,546.00
20210505-0060388

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **2,580,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April 2021

Notary Public

MY COMMISSION EXPIRES: 2-17-24

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY CHRISTY MICHELLE JONES My Commission Expires 12-17-2024

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeffrey Berti | New Owner | MAP |
| 409 St Edmunds Court | | PARCEL 158-11-0A-012.00-CO |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (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, **Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas and Pamela Paul Living Trust, established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul dated March5, 2021**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Berti and Toula Berti, husband and wife**

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. 12 on the Plan of Cambridge Downs of record in Plat at Instrument No. 20050727-0087930, 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 Nicholas L. Paul and wife, Pamela D. Paul by Warranty deed from Scott D. Wells and wife, Julie C. Wells of record in Instrument No. 20120924-0086493 Register's Office for Davidson County, Tennessee, dated September 19, 2012 and recorded on September 24, 2012.

Being the same property conveyed to Nicholas L. Paul and/or Pamela Dixon Paul, Trustees of the Nicholas & Pamela Paul Living Trust, established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul dated March 5, 2021 by Quitclaim Deed from Nicholas L. Paul and wife, Pamela Dixon Paul, of record in Instrument No. 20210311-0031961, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **409 St Edmunds Court, Brentwood, TN 37027.**

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 our hand(s) this the 29th day of April, 2021.

The Nicholas Paul and Pamela Paul Living Trust established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul

BY: Nicholas L. Paul
Nicholas L. Paul, Trustee

BY: Pamela Dixon Paul
Pamela Dixon Paul, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Nicholas L. Paul and Pamela Dixon Paul** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Nicholas & Pamela Paul Living Trust , established by the Revocable Trust Agreement of Nicholas L. Paul and Pamela Dixon Paul** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Nicholas L. Paul and Pamela Dixon Paul** as such **Trustees**.

Witness my hand and official seal this the 29th day of April, 2021.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

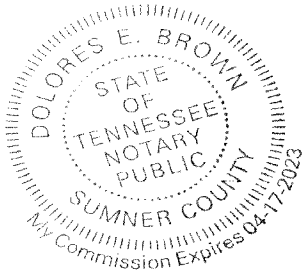
# True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Michelle Mitchell**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




**Dolores E. Brown**
My Commission Expires: 4/17/2023

SEAL