THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434859

Karen Johnson Davidson County
Batch# 635111 DEEDWARR
05/13/2021 10:11:39 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20210513-0064605

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2021.

Notary Public
My Commission Expires:

HOLLY DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Berry and Dianne Berry 1001 Murfreesboro Pk Nashville, TN 37217	New Owner	Tax Parcel ID No. 103 14 0 108.00

FOR AND IN CONSIDERATION of the sum of One Million Two Hundred Thousand Dollars ($1,200,000.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Miguel Palacios and Joy Palacios, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Berry and Dianne Berry, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th formerly 12th, Civil District of Davidson County, Tennessee, being Lot No. 3 on the unrecorded plan of a subdivision of a part of the Mrs. J.W. Thomas Homeplace, described according to a survey made June 30, 1950, by James A. Hamilton, Surveyor, described as follows:

Beginning at a point in the Northerly margin of Post Road, said point being the common corner of Lots Nos. 3 and 4, and also being 236.98 feet Easterly from the Easterly boundary of Hillwood Estates as measured along the Northerly margin of Post Road; thence North 64 deg. 35' 40" West 347.13 feet to an iron pin, the common corner of Lots No. 3 and 4; thence South 25 deg. 45' West 226.00 feet to an iron pin in the Southwesterly corner of said part of the Mrs. J.W. Thomas property; thence with the Southerly line of said property South 64 deg. 35' 40" East 298.11 feet to an iron pin in the Westerly margin of Post Road; thence North 27 deg. 36' 30" East 67.43 feet to an iron pin in the Westerly margin of Post Road; thence with the radius of the curve of Post Road 169.55 feet to the point of beginning.

Being the same property conveyed to Miguel Palacios and Joy Palacios, husband and wife, by Warranty Deed from Wayne W. Lyle and wife, Pamela L. Lyle, of record in Instrument No. 20130903-0092095, in the Register's Office of Davidson County, Tennessee, dated August 29, 2013 and recorded on September 03, 2013.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Easement for Telephone Line, recorded in Book 447, Page 285.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4005, Page 322.

Agreement as set forth in instrument recorded in Book 1074, Page 551.

This is improved property located at 4520 Post Road Nashville TN 37205

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 ~~12th~~ 7th day of May, 2021.

Miguel Palacios

Joy Palacios

STATE/CITY/PROVINCE OF CALGARY
COUNTY/CITY/PROVINCE OF ALBERTA

Personally appeared before me, the undersigned, a Notary Public in and for said ~~County~~ and ~~State~~, aforesaid, Miguel Palacios and Joy Palacios, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2021.

Notary Public
My Commission Expires: NO EXPIRY

JAIDEEP SINGH
NOTARY PUBLIC
PROVINCE OF ALBERTA

JAIDEEP SINGH
Barrister, Solicitor and Notary Public in and for the Province of Alberta
318, 11 Avenue NW,
Calgary, Alberta T2M0H6.