RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB210507

WARRANTY DEED

Karen Johnson Davidson County
Batch# 643301 DEEDWARR
05/24/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20210524-0070280

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $915,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2021.

NOTARY PUBLIC

My commission expires: 7/9/2024

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean R. Anteau and Chelsea B. Ashworth 7709 Sawyer Brown Road Nashville TN 37221	Same address as new owner	128-00-0-104.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Fifteen Thousand and 00/100 Dollars ($915,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH D. BERRY AND NEISHA MARIA SALAS BERRY**, husband and wife, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SEAN R. ANTEAU AND CHELSEA B. ASHWORTH**, husband and wife, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Tract 3 as shown on a survey made by Wayne S. Cooper, Sr., Surveyor, April 17, 1968, described as follows:

Beginning at an iron pin in the center of Sawyer Brown Road, said point being South 8°42' West 274.1 feet and South 15°01' West 176.9 feet from the southeast corner of the property conveyed to John T. Whaley and wife by deed from Paul E. Williams and wife, of record in Book 2282, page 203, being the corner of Tracts 2 and 3 as shown on said survey; thence with the line between said two tracts, North 74°49' West 798.38 feet to an iron pin in the easterly right-of-way line of Interstate 1-40; thence with said right-of-way, South 17°36' West 164. 70 feet to the corner of Tracts 3 and 4 on said survey, thence with the line between said two tracts, South 74° 56' East 805.36 feet to the center of said Road; thence with the center of said Road, North 18° 16' East 7.6 feet and continuing with the center of said Road, North 15°01' East 155.4 feet to the beginning, containing 3.03 acres, more or less.

Being the same property conveyed to Kenneth D. Berry and Neisha Maria Salas-Berry, husband and wife from Mark L. Tant and wife, Brenda S. Tant, by Warranty Deed dated 11/22/2019 and recorded 12/02/2019 in Instrument No. 20191202-0123435, Register's Office of said County.

Being the same property conveyed to Mark L. Tant and wife, Brenda S. Tant from Betty J. Tant, Trustee, by Quitclaim Deed dated 07/11/2016 and recorded 07/13/2016 in Instrument No. 20160713-0071688, Register's Office of said County.

Being the same property conveyed to Paul E. Tant and Betty J. Tant, as Trustee of the Tant Family Trust, from Paul E. Tant and wife, Betty J. Tant, by Quitclaim Deed dated 08/09/2006 and recorded 08/11/2006 in Instrument No. 20060811-0098953, Register's Office of said County. The said Paul E. Tant having since died.

Being the same property conveyed to Paul E. Tant and wife, Betty J. Tant from Roy E. Mcpherson and wife, Mary Ann McPherson, by Warranty Deed dated 12/07/1971 and recorded 12/14/1971 in Book 4560, page 974, Register's Office of said County.

The address of the herein described property is believed to be 7709 Sawyer Brown Road, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 21st day of May, 2021.

KENNETH D. BERRY

NEISHA MARIA SALAS BERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kenneth D. Berry and wife, Neisha Maria Salas Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21st day of May, 2021.

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

Printed Notary Name
My commission expires: 6/6/21

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

