WARRANTY

Karen Johnson Davidson County TENNESSEE
Batch# 676212 **DEEDWARR** IF Davidson
07/14/2021 09:50:17 AM 2 pgs AL CONSIDERATION OR VALUE, WHICHEVER IS
Fees: $13.00 Taxes: $1,148.85 OR THIS TRANSFER IS $310,500.00

20210714-0094531

File #21260

April G. Nichols State of Tennessee Notary Public Williamson Co

Affiant

ED AND SWORN TO BEFORE ME, THIS THE 6TH
DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10-24-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashton Berry	NEW OWNER	-173-09-0A-062.00-CO
(NAME)	(NAME)	
7633 Leveson Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, I, **Morgan A. Carney and wife, Ashley K. Carney,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashton Berry, unmarried woman** HEREINAFTER CALLED THE GRANTEE, HIS 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. 72 on the Plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73 and 63 thru 69, Section Two, Lenox Village of record in Plat at Instrument No. 20030115-0006163, 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 Morgan A. Carney, a single man and Ashley K. Rideout, a single woman, as tenants in common with rights of survivorship by Warranty deed from Todd Persinger and wife, Lynn Persinger of record in Instrument No. 20170203-0011649 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on February 03, 2017.

Ashley K. Rideout is now known as Ashley K. Carney.

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.

unimproved ☐
This is improved ☒ property, known as 7633 Leveson Way, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 6th day of July, 2021.

Morgan A. Carney

Ashley K. Carney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Morgan A. Carney and Ashley K. Carney**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of July, 2021.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road Suite 202
Brentwood, TN 37027