Karen Johnson Davidson County
Batch# 682866 DEEDWARR
07/23/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20210723-0099423

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00

Affiant

Subscribed and sworn to before me this 9th day of July, 2021.

Notary Public
My commission expires: 2/1/23

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jaclyn Friesen and Andrew Powell 201 Brandywine Drive Nashville, TN 37138	Gardner Financial Svcs, LTD dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	054-13-0-080

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William L. Berkley and wife, Cynthia S. Berkley,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jaclyn Friesen, an unmarried woman and Andrew Powell, an unmarried man, as Tenants in Common with rights of surviorship,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 42, on the Plan of Brandywine Farms, Section 1, of record in Plat Book 3600 Page 79&80, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William L. Berkley and wife, Cynthia S. Berkley by deed from Rupert A. Francis, a married person, of record in Book 11721 Page 992, Register's Office for Davidson County, Tennessee, and dated October 20, 1999.

This conveyance is made subject to the following:

1. Restrictive covenants of record in Book 3816 Page 544, Book 3822 Page 851, Book 3825 Page 984, Book 6371 Page 372, Book 6691 Page 977, and Book 9138 Page 45 Register's Office for Davidson County, Tennessee.

2. All matters appearing on the plan of Brandywine Farms of record in Plat Book 3600 Pages 79 & 80 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 201 Brandywine Drive, Nashville, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 9th day of July, 2021.

7/20/21
William L. Berkley

Cynthia S. Berkley 7-30-21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of July, 2021, before me personally appeared William L. Berkley and Cynthia S. Berkley, 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's (or persons') free act and deed.

Witness my hand, at office, this 9th day of July, 2021.

Notary Signature
My commission expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 20, 2021.

Tracey Trumphour
Affiant
Date: July 20 2021

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 20th day of July, 2021

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY