WARRANTY DEED

Karen Johnson Davidson County
Batch# 689525 DEEDWARR
08/03/2021 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $5,365.00
20210803-0104445

G-C-21-924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/2024
(AFFIX SEAL)

TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Berk and Carol Berk	City National Bank	
(NAME)	(NAME)	**082-16-2A-002.00-CO**
924 Russell Street	100 SE 2nd St., 14th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Miami, FL 33131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WHITE PEACH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM BERK AND CAROL BERK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 922 Russell Street, a Horizontal Property Regime with Private Elements of record at Instrument No. 20191014-0105106, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to White Peach Development LLC, a Tennessee Limited Liability Company by Warranty deed from Brett Diaz, a married man of record in Instrument No. 20191112-0116659 Register's Office for Davidson County, Tennessee, dated November 05, 2019 and recorded on November 12, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 70 and Plat Book 1, Page 13 (Chancery Court), Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23 and Book 4570, Page 633, in the Register's Office for Davidson County, Tennessee.
- Subject to the right-of-way and use of others in and to Alley No. 260 in the rear of subject property and further subject to Easements to enter, construct, operate, maintain, repair, rebuild, engage and patrol existing or future utilities, including drainage facilities, together with their appurtenances, retained by Metropolitan Government of Nashville and Davidson County, Tennessee and/or contractors and utility companies operating under franchise from said Metropolitan Government retained in Metropolitan Ordinance No. 78-1159 closing Alley No. 287.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20191014-0105106 and First amendment records in Instrument No 20210429-0057565, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20210518-0067404 in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20191014-0105105, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **924 Russell Street, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF JULY, 2021.

White Peach Development, LLC

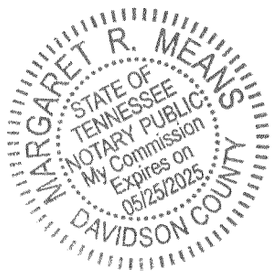
BY:_____
Linda Foss
Chairman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA FOSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHAIRMAN of WHITE PEACH DEVELOPMENT, LLC the within named bargainor, a limited liability company, and that he/she as such CHAIRMAN executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of July, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am the 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 30, 2021.

Tori Cole

Affiant Signature

July 30, 2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of July, 2021.

Jim Myers

Notary's Signature
My Commission Expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Seal