Karen Johnson Davidson County
Batch# 726306 DEEDWARR
09/29/2021 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210929-0130945

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11.8.21
(AFFIX SEAL)

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nelson Diaz	New owner	Parcel ID: 150-06-0-081.00-000
(NAME) 509 Moss Landing Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Henry W. Berry, III and wife, Vivian H. Berry, as tenants by the entirety**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nelson Orlando Diaz Alfano, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 67 on the Plan of Percy Priest Meadows, Section 2, as of record in Book 4860, Page 15, Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Henry W. Berry, III and wife, Vivian H. Berry, as tenants by the entirety, By Warranty Deed from Dennis J. Dean and wife, Anita L. Dean dated October 31, 1984 recorded November 02, 1984, of record in Book 6418, Page 65 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 509 Moss Landing Drive, Antioch, TN 37013

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 our hands this 16th day of September, 2021.

Henry W. Berry, III

Vivian H. Berry

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Henry W. Berry, III and wife, Vivian H. Berry, as tenants by the entirety, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of September, 2021.

Notary Public

My Commission Expires

(SEAL)

DAKOTA M. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

Tennessee Certification of Electronic Document

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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 9/16/21 (date of document).

Connie Taylor
Affiant Signature

9/21/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of Sept., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/09/2023

NOTARY SEAL

WILLIAM CASTLEMAN JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY