Karen Johnson Davidson County
Batch# 730677 DEEDWARR
10/05/2021 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,803.75
20211005-0133924

ALICIA R. HAMILTON TENNESSEE NOTARY PUBLIC My Comm Exp. 06/21/25 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $487,500.00 Affiant Subscribed and sworn to before me, this 4th day of October, 2021. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John Goodrum	**New Owner**	**129-15-0-080.00**
249 Cargile Ln.		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

Patsy Ann Berger, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John Goodrum

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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 1, West Meade Highlands of record in Book 3700, Pages 69 and 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 36 fronts 97.0 feet on the northwesterly side of Highland Park Drive and extends back 128.2 feet on the northeasterly line and 175.0 feet on the southwesterly line to a dead in the rear, which is a broken line, measuring a total of 197.23 feet thereon.

Being the same property conveyed to Victor White Berger and wife, Patsy Ann Berger, by Warranty Deed, from James E. Adams, dated March 17th, 1967, of record in Book 4112, Page 431, Register's Office for Davidson County, Tennessee. Victor White Berger having since died on September 4, 1995 and title vested solely in Patsy Ann Berger.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4025, Page 420, Register's Office for Davidson County, Tennessee.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6819 Highland Park Drive, Nashville, TN 37205

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 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/our hand(s) this 4th day of October, 2021

Patsy Ann Berger by Vicky B Simmons, her Atty in Fact
Patsy Ann Berger by Vicky B. Simmons, her Attorney-In-Fact

Patsy Ann Berger by Mellie Berger Bates her Atty in Fact
Patsy Ann Berger by Mellie Berger Bates, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicky B. Simmons and Mellie Berger Bates, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument on behalf of Patsy Ann Berger aka Patsy Hall Berger, for the purposes therein contained, and who further proved to me that they are the Attorneys in Fact for Patsy Ann Berger aka Patsy Hall Berger, and is authorized by Patsy Ann Berger aka Patsy Hall Berger, to execute this instrument on her behalf.

Witness my hand, at office, this 4th day of October, 2021.

Notary Signature
My commission expires:

COUNTY OF WILLIAMSON
RUSSELL J. MCCANN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp:
06/14/25

File #: **21-717**
RECORD & RETURN TO:
MCCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027

Certificate of Authenticity

I, Russell J. McCann, 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

10/4/21.

Date

Affiant Signature

October 4, 2021

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 4th day of October, 2021

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

