2021-786

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON
Karen Johnson Davidson County Batch# 748023 DEEDWARR 11/02/2021 03:56:30 PM 3 pgs Fees: $18.00 Taxes: $2,035.00 20211102-0146796 File #2021-689	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00. Affiant Subscribed and sworn to before me on October 27th, 2021. NOTARY PUBLIC My Commission Expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua Owens and Erin Owens 609 Palisades Court Brentwood, TN 37027	UWM P.O. BOX 11733 NEWARK, NJ 07101	160-16-0B- 091.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TYLER BRADFORD BERLIN AND ALEXANDRA GRACE BERLIN, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOSHUA OWENS AND ERIN OWENS, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 115, as shown on the map entitled Revision One, Section One, Brentwood Chase, of record in Plat Book 9700, pages 936-941, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to TYLER BRADFORD BERLIN AND ALEXANDRA GRACE BERLIN, HUSBAND AND WIFE, by deed from GROVER CLEVELAND DRIVER, IV, of record as Instrument No. 20180611-0055585, dated May 31, 2018, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 609 Palisades Court, Brentwood, TN 37027.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on October 27, 2021.

Grantor:

Tyler Bradford Berlin

Grantor:

Alexandra Grace Berlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TYLER BRADFORD BERLIN AND ALEXANDRA GRACE BERLIN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2021.

Notary Public

My commission expires: 6/14/25

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 28th day of October, 2021.

Quin Evans Segall

10/28/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 28th day of October, 2021.

My Commission Expires: 5/2/22

Notary Public

