Karen Johnson Davidson County
Batch# 767334 DEEDWARR
12/03/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20211203-0160594

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-7985

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $495,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19th day of November, 2021

Notary Public

Commission Expires: 7/9/22

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaime Berry 9732 Katz Lane Brentwood, TN 37013	New Owner	181-07-0A-100.00-CONTY

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Brooke Danielle Nichols and Matthew Sullivan Shattuck, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaime Berry, Single

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. 100 on the Plan of Final Plat of Autumn View, Formerly Brinkley Property Subdivision, Phase Two A, of record in Plat at Instrument No. 20190830-0087642 as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20190910-0091297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.
Being a portion of the same property conveyed to Green Trails, LLC by Warranty Deed from The Principles Group, LLC of record in Instrument No. 20151030-0110859 Register's Office for Davidson County, Tennessee, dated October 21, 2015 and recorded on October 30, 2015.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty Deed from Green Trails, LLC of record in Instrument No. 20200225-0020518 Register's Office for Davidson County, Tennessee, dated February 20, 2020 and recorded on February 25, 2020.
Being the same property conveyed to Brooke Danielle Nichols and Matthew Sullivan Shattuck, wife and husband by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200617-0062978 Register's Office for Davidson County, Tennessee, dated June 16, 2020 and recorded on June 17, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 9732 Katz Lane, Brentwood, TN 37013

RETURN TO
Company
ue South, Suite 200
37064
149760

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 so 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.

Dated this the 19th day of November, 2021.

Brooke Danielle Nichols

Brooke Danielle Nichols

Matthew Sullivan Shattuck

Matthew Sullivan Shattuck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brooke Danielle Nichols and Matthew Sullivan Shattuck** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of November, 2021.

Notary Public
My Commission Expires: _____

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, 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 11/19/2021.

Kimberly D Hicks
Affiant
Date: 12/1/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1 day of December, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON