Karen Johnson Davidson County
Batch# 781735 DEEDWARR
12/30/2021 09:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20211230-0171627

20211875R	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson The actual consideration or value, whichever is greater, for this transfer is $765,000.00. Patricia Green Affiant Subscribed and sworn to before me, this the 20th day of December, 2021. Eliza Whitfield Notary Public My commission expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Reid Berry and Rudi Wilhoite	Mortgage Investors Group	**072-03-0-393-00**
3609 Katherine Street	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37216	Knoxville, TN 37923	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul J. Anderson, Jr. and Rachel A. Anderson, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Reid R. Berry and Rudi L. Wilhoite, Husband and Wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Revised Final Plat of a Portion of Lot 184, Inglewood Place of record in Plat Book 20160523-0051301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Paul J. Anderson Jr., and Rachel A. Anderson, husband and wife by Warranty deed from Eric Quiram, a married man and Jason Quiram, a married man (grantors are married but property is an investment and has never been a residence of the grantors or their spouses) of record in Instrument No. 20170721-0074154 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 21, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3609 Katherine Street, Nashville, TN 37216.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 20th day of December, 2021:

Paul J. Anderson, Jr.

Rachel A. Anderson

Rachel A. Anderson

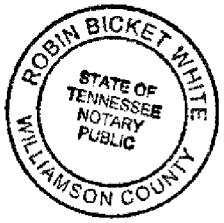
STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Paul J. Anderson, Jr. and Rachel A. Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of December, 2021.

My Commission Expires: 6.19.22

Notary Public



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 12/23/2024 (date of document).

Affiant Signature

12/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of December, 2024.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY SEAL

MY COMMISSION EXPIRES: 5-5-2025