Karen Johnson Davidson County
Batch# 790313 DEEDWARR
01/14/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20220114-0005690

WARRANTY DEED

STATE OF North Carolina
COUNTY OF Mecklenburg

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Ashley Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~6TH~~ 10th DAY OF JANUARY, 2022.

PNH

Notary Public

MY COMMISSION EXPIRES: 10/19/2026
(AFFIX SEAL)

PEYTON N HEDRICK Notary Public Catawba County My Comm. Exp. 10-19-2026 NORTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sherman Drive Holdings II, LLC	Sherman Drive Holdings II, LLC	Parcel ID: 163 02 0B 136.00
(NAME) 640 Pippin 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, **Romina Beemer N/K/A Romina Beemer Bogard, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sherman Drive Holdings II, LLC**, 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 Unit No. 128, Berkeley Hall Townhomes, according to Master Deed and Declaration of record in Instrument No. 20061127-0146201, amended by Instrument No. 20070705-0079992, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Romina Beemer, a single woman, by Warranty Deed from Harvie E. Franklin III and Candance Franklin, husband and wife, of record in Instrument No. 20190808-0078837, in the Register's Office of Davidson County, Tennessee, dated July 30, 2019 and recorded on August 08, 2019.

Phillip C. Bogard, spouse of Romina Beemer Bogard, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

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 640 Pippin 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 6 day of JANUARY 2022

Romina Beemer Bogard

Phillip C. Bogard

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Romina Beemer Bogard and husband, Phillip C. Bogard**, 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 6th day of January, 2022.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

CERTIFICATE OF AUTHENTICITY
(True Copy Certification)

I, ADAM DIAMOND, 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 this 10 day of January, ~~2021.~~ 2022

Adam Diamond | Custodian

1/10/22
Date

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, WESSLEY INSCOE, a Notary Public for this county and state, ADAM DIAMOND, who acknowledges that this Certificate of Authenticity is true and correct and whose signature I have witnessed on this 10 day of January, ~~2021.~~ 2022

Notary Public
My commission expires on: 10-02-2023

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY