RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-5158-2021

Karen Johnson Davidson County
Batch# 797950 DEEDWARR
02/01/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,171.05
20220201-0011302

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of Jan., 2022

NOTARY PUBLIC

My commission expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Moore 2007 Village Park Circle Old Hickory TN 37138	Same address as new owner	044-15-0C-033-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($316,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ERIN TAPOCIK AND ANDREW PERRY, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BENJAMIN MOORE, single man**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Final Plat of Village Green, Phase 1, of record in Instrument #20170118-0005633 (corrected by Surveyor's Certificates of Correction of record in Instrument #20170217-0016822, and in Instrument #20170221-0017509), Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Erin Tapocik, an unmarried woman, from Village Green of Old Hickory, LLC, by Warranty Deed dated March 15, 2018 and recorded March 27, 2018 in Instrument #20180327-0028565, said Register's Office.

This is improved property known as 2007 Village Park Circle, Old Hickory TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 19th day of January, 2022

GRANTOR(S)

Erin Tapocik

Erin Tapocik

Andrew Perry

Andrew Perry

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Erin Tapocik and Andrew Perry, 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 and seal, this the 19th day of Jan, 2022.

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9-23-25

FRANK W. ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-19-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-19-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th **day of** January**, 2**022**.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

