Karen Johnson Davidson County
Batch# 813277 DEEDWARR
03/01/2022 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,914.75
20220301-0023381

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 855840 1082295 Jason Benzinger	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $ 517,500.00 Affiant Subscribed and sworn to before me, this the 18 day of February, 2022. Notary Public My commission expires: _____ (Affix Seal)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp.
COUNTY OF WILLIAMSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Michaela Nané Bergin and Wilson Matthew Roberts	NAME: New Owners
STREET ADDRESS: 1324 Ardee Avenue Nashville TN 37216	STREET ADDRESS:
MAP & PARCEL NO.: 061-16-0-295.00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Brandon W. Stone, an unmarried man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Michaela Bergin Tenancy By The Entirety, and Wilson Matthew Roberts Tenancy By The Entirety hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE EXHIBIT "A" LEGAL DESCRIPTION

This is improved property known as: 1324 Ardee Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 02 day of February, 2022.

X _____
Brandon W. Stone

State of Georgia } ss
County of Fulton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brandon W. Stone, Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 02 day of February, 2022.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

NIMESH J. PARIKH NOTARY PUBLIC EXPIRES GEORGIA February 27, 2022 FULTON COUNTY

_____
Notary Public
My commission expires 02/27/2022

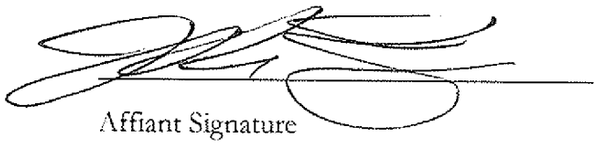
EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee being Lot No. 40 in Block D on the plan of Sunnymeade, of record in Book 974, Page 56 and 57 Register's Office of Davidson County, Tennessee, reference hereby made for a more complete description thereof.

Being the same property conveyed to Brandon W. Stone, an unmarried man by Deed dated March 28, 2014 from Integrity First Investment Group, LLC a Tennessee limited liability, recorded April 4, 2014, in Instrument Number 20140404-0028335, in the Official Records of Davidson County, Tennessee.

Certificate of Authenticity

I, Joshua A. Terry, 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 2/2/22.



Affiant Signature

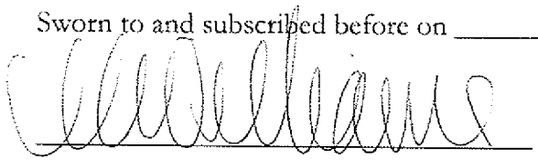
2/18/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/18/22.



Notary Public



My Commission Expires: 5-23-23