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NEW OWNER:

Poonam Bery
117 Vaughns Gap Road
Nashville, TN 37215

SEND TAX BILLS TO:

Highlands Residential Mortgage, LTD.
950 W. Bethany Drive, Suite 800
Allen, TX 75013

Map & Parcel 074-04-0-105.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 22-0201

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 816151 **DEEDWARR**
03/04/2022 03:19:19 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20220304-0025235

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand and 00/100 Dollars ($265,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JA-EL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **POONAM BERY,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being **Lot No. 129** on the Plat of Hermitage Hills, Section 12, as of record in Plat Book 4675, Page 125, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to **JA-EL PROPERTIES, LLC, a Tennessee limited liability company**, by Warranty Deed from ILAN DAVID and wife, MIKA DAVID, dated April 21, 2017, of record as Instrument Number **20170426-0040985**, in the Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **8115 BONNAFAIR DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 125, as amended in Plat Book 5516, Page 5, Plat Book 5516, Page 8, and Plat Book 5210, Page 119, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 28th day of February, 2022.

JA-EL PROPERTIES, LLC

By: _____
LARRY SMITH, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **LARRY SMITH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **AUTHORIZED AGENT** of **JA-EL PROPERTIES, LLC**, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized agent.

WITNESS my hand and official seal at office this 28th day of February, 2022.

_____
NOTARY PUBLIC

My commission expires: 10/30/2023

STATE OF TENNESSEE NOTARY PUBLIC GREGORY GILL WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$265,000.00** .

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2022.

NOTARY PUBLIC

My commission expires: 10/30/2025

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY