Karen Johnson Davidson County
Batch# 818038 DEEDWARR
03/09/2022 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220309-0026853

WARRANTY DEED

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION FIVE HUNDRED THOUSAND AND 00/100 ($1,500,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th day of February, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
James R. Berkeley (NAME)	Angel Oak Home Loans LLC (NAME)	**129 10 0 058.00**
2980 N. Beverly Glen Circle #302 Los Angeles, CA 90077 (ADDRESS)	980 Hammond Drive Suite 200 Atlanta, GA 30328 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 24th day of February, 2022, the undersigned, **KATHRYN JOYCE KIRK, AN UNMARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **JAMES R. BERKELEY, A MARRIED MAN**, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **127 Carnavon Parkway, Nashville, TN 37205** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of West Meade Park, Inc., Section One as of record in Plat Book 2900, Pages 103 and 104, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Kathryn Joyce Kirk, by Quitclaim Deed from Scott Keith Edgerton, of record in Instrument No. 20070525-0062533, in the Register's Office of Davidson County, Tennessee, dated May 18, 2007 and recorded on May 25, 2007.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of February, 2022.

GRANTOR: Kathryn Joyce Kirk

Kathryn Joyce Kirk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kathryn Joyce Kirk**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 24th day of February, 2022.

Notary Public

My Commission Expires

ADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 02/28/2022 ____ (date of document).

Affiant Signature

02/28/2022
Date

State of TN

County of DAVIDSON

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

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025