Warranty Deed

Karen Johnson Davidson County Batch# 818932 DEEDWARR 03/10/2022 09:26:30 AM 3 pgs Fees: $18.00 Taxes: $2,312.50 20220310-0027519	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $625,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of February, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Margot Paige Albin and Jonah David Garry	New Owner(s)	083-08-0H-001.00-CO
2711A Meadow Rose Drive	2711 A Meadow Rose Dr.	
Nashville, TN 37206	Nashville TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUDI WILHOITE AND REID BERRY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONAH DAVID GARRY, A SINGLE PERSON, AND MARGOT PAIGE ALBIN, A SINGLE PERSON, ALL AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 A, Homes at 2711 Meadow Rose Drive, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 2711 Meadow Rose Drive, of record in Instrument No. 20170420-0038720, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Reid Berry, an unmarried man by Warranty deed from ASAP Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180516-0046945 Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 16, 2018.

Being the same property conveyed to Reid Berry and Rudi Wilhoite, husband and wife by Quitclaim deed from Reid Berry, a married man of record in Instrument No. 20210317-0035527 Register's Office for Davidson County, Tennessee, dated March 09, 2021 and recorded on March 17, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2711A Meadow Rose Drive, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of February, 2022.

Rudi Wilhoite

Reid Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rudi Wilhoite and Reid Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 23rd day of February, 2022.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires
March 06, 2024

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **February 23, 2022**.

Affiant Signature

February 23, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

23rd day of **February**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

