Karen Johnson Davidson County
Batch# 846260 DEEDWARR
04/27/2022 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,411.55
20220427-0048520

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025

(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Mary Anne Hamilton	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME) 132 Red Bird Cir.	(NAME) Same	08314031600
(ADDRESS) Lake Toxaway, NC 28747	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Amanda J. Berlemeier, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Anne Hamilton ,** HEREINAFTER CALLED THE GRANTEE, HER 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 the northeasterly part of Lot No.77 on the map of the Subdivision of Maplewood Home Tract, of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Beginning at a point in the westerly margin of Burrus Street at the corner of Lot Nos. 77 and 78; thence with the line between said Lots, westerly 215 feet to a point; thence southerly 37 feet to a point; thence easterly parallel to the line between Lot Nos. 77 and 78, 50 feet to a point; continuing easterly 167 feet, northerly 80 feet to the beginning.

Being the same property conveyed to Amanda J. Berlemeier, by virtue of that certain Warranty Deed dated September 21, 2001, and being of record at Instrument No. 20010926-0104188 in the Register's Office of Davidson County, Tennessee.

Matthew Berlemeier joins in the conveyance of the above described property to transfer any and all marital interest he may have as the spouse of Amanda J. Berlemeier.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office of Davidson County, Tennesse, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 3905 Burrus St. Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 19th day of April, 2022.

Amanda J. Berlemeier

Matthew Berlemeier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Amanda J. Berlemeier and Mathew Berlemeier**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2022.

Notary Public
My Commission Expires: 11/3/25



Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/19/2022 (date of document).

Jennifer Russell
Affiant Signature

4/20/22
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 20th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

