Karen Johnson Davidson County
Batch# 849807 DEEDWARR
05/03/2022 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,522.40
20220503-0050984

Warranty Deed

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $952,000.00. Affiant Subscribed and sworn to before me, this the 11th day of April, 2022. Notary Public My commission expires: 9/30/24

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gurpreet Singh and Snehjot Kaur	New Owner(s)	072-16-4I-001.00-CO
1516 A Corder Drive		
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, **ALICIA BERRIER, AN UNMARRIED WOMAN, AND PATRICK BERRIER, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GURPREET SINGH AND SNEHJOT KAUR, HUSBAND AND WIFE**, 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 as shown on Exhibit "C" of the Declaration Of Covenants, Conditions and Restrictions for Homes At 1516 Corder, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record in Instrument Number 20181024-01005515, Register's Office for Davidson County, Tennessee, and Bylaws appended thereto as Exhibit "B", said Registers Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Declaration.

Being a portion of the same property conveyed to East Labrador Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from William G. Weitzel, unmarried of record in Instrument No. 20180927-0096055 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on September 27, 2018.

Being a portion of the same property conveyed to Alicia Berrier and Patrick Berrier, wife and husband by Warranty deed from East Labrador Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200218-0017850 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 18, 2020.

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 1516 A Corder 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 11th day of April, 2022.

Alicia Berrier

Patrick Berrier

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 Alicia Berrier, 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 11th day of April, 2022.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Berrier, 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 11th day of April, 2022.

Notary Public

My Commission Expires: 04/22/25

KENDALL W REW
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
April 22, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 4-12-22

Kimberly Hollingshead, Esq.

4-12-22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of April, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON