Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 882998 DEEDWARR
07/01/2022 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,229.25
20220701-0076758

39-B
File #22-1234

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew Robeson Hubbard and Jenifer Lou Ellen Hubbard, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roberson Berry, unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 824, on the plan of Section Thirteen, Caldwell Hall; of record in Plat Book 3300, Page 66, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew R. Hubbard by deed from Sirva Relocation, LLC, dated January 3, 2007, of record in Instrument No. 20070202-0014317, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Robeson Hubbard and Jenifer Lou Ellen Hubbard by Quitclaim Deed from Andrew R. Hubbard, dated February 4, 2008, of record in Inst. No. 20080206-0012531, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 409 Lynn Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Roberson Berry
409 Lynn Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
New owner

TAX MAP-PARCEL #:
132-16-0-047.00

WITNESS THE EXECUTION HEREOF this 27th day of June, 2022.

Andrew Robeson Hubbard

Jenifer Lou Ellen Hubbard

State of Tennessee
County of Davidson

On this 27th day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Andrew Robeson Hubbard and Jenifer Lou Ellen Hubbard, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Wilson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 602,500.00.**

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

Sworn and subscribed before me on this the 27th day of June, 2022.

Notary Public

My Commission Expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/29/22 (date of document).

Frank Roberts

7/1/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of July, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024