WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

DM-SB-EXP-21-3208

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
OB Investment Group, LLC	**New Owner**	
(NAME)	(NAME)	080 08 0 126.00
2607 Lost Cove Court		
(ADDRESS)	(ADDRESS)	
Bowling Green, KY 42104		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA FAYE BERRY AND ANDREW TYRONE BERRY AND CAROLYN BERRY AND MICHAEL EUGENE BERRY, SINGLE AND CASSANDRA BERRY HASAN AND HAROLD BERRY AND MALCOLM BERRY AND NIGEL BERRY AND MICHELLE BERRY AND MARQUIS LADELL BROWN, JR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OB INVESTMENT GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Section Two Bordeaux Hills, of record in Plat Book 3600, Page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 300 fronts 51.5 feet on the northeasterly side of Holland Lane and extends back 115.22 feet on the northeasterly line and 125.57 feet on the southeasterly line to a dead line in the rear, measuring 65.65 feet thereon.

Being the same property conveyed to Harry Berry and wife, Catherine Berry, by Warranty Deed from John M. Morgan and wife, Brenda Gail Morgan, of record in Book 4565, Page 179, in the Register's Office of Davidson County, Tennessee, dated December 30, 1971 and recorded on December 30, 1971.

Catherine Berry (alson know as Katherine Berry) died intestate on October 21, 1990, leaving Harry Berry the surviving tenant by the entirety.

Harry Berry having since died intestate on July 13, 1995. His interest in the property vested at death in **Harry Michael Berry, Andrew Tyrone Berry, Carolyn Gregory, Cassandra Berry Hasan,** and **Donna Faye Berry** as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and 20220707-0078283 of Record in the Register's Office for Davidson County, Tennessee.

The said **Harry Michael Berry** having subsequently died Intestate on March 29, 2011. His interest in the subject property vested at his death in his heirs at law, **Michael Eugene Berry, Harold Berry, Malcom Berry, Marquis Ladell Berry, Nigel Berry** and **Michelle Berry,** as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and _____ of Record in the Register's Office for Davidson County, Tennessee. 20220707-0078283

The said **Marquis Ladell Berry** having subsequently died intestate on December 11, 2018. His interest in the subject property vested at his death in his sole heir at law, **Marquis Ladell Brown, Jr.** as evidenced by Affidavit's of Heirship of record in Instrument Numbers 20220707-0078282 and 20220707-0078283 of Record in the Register's Office for Davidson County, Tennessee.

Cassandra Hasan, Conservator for Marquis Ladell Brown, Jr. by Letters of Limited Conservatorship Over the Property Only of record in Circuit Court of Davidson County, Docket No. 21P2425

Karen Johnson Davidson County
Batch# 885309 **DEEDWARR**
07/07/2022 10:09:37 AM 5 pgs
Fees: $28.00 Taxes: $936.10

Warranty Deed

20220707-0078288

This conveyance is subject to:
- Taxes and assessments for the year 2022
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Bordeaux Hills, as recorded in Plat Book 3600, Page(s) 7 .
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3537, Page 105.
- Charter of the Bordeaux Homeowners Association, Inc., of record in Book 8631, Page 757.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3208 Holland Lane, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1st DAY OF JULY, 2022.

Donna Faye Berry by Zakiyya Thomas (fka Zakiyya Shabazz) her Attorney-in-Fact

Donna Faye Berry by Zakiyya Thomas (fka Zakiyya Shabazz) her Attorney-in-Fact

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,ZAKIYYA THOMAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONNA FAYE BERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said DONNA FAYE BERRY.

Witness my hand and official seal, this the 1st of July, 2022.

Lisa R Dunham
Notary Public
My Commission Expires: 11/02/2024
(SEAL)

LISA R DUNHAM
NOTARY PUBLIC
STATE AT LARGE KENTUCKY
COMM. # KYNP17894
MY COMMISSION EXPIRES NOVEMBER 2, 2024

Witness my/our hand(s) this the 1st DAY OF JULY, 2022.

Andrew Tyrone Berry
Andrew Tyrone Berry

Carolyn Berry Gregory
Carolyn Berry

Michael Eugene Berry
Michael Eugene Berry

Cassandra Berry Hasan
Cassandra Berry Hasan

Harold Berry by Michael Eugene Berry Attorney-in-Fact
Harold Berry by Michael Eugene Berry his Attorney-in-Fact

Malcolm Berry by Michael Eugene Berry Attorney-in-Fact
Malcolm Berry by Michael Eugene Berry his Attorney-in-Fact

Nigel Berry by Michael Eugene Berry Attorney-in-Fact
Nigel Berry by Michael Eugene Berry his Attorney-in-Fact

Michelle Berry by Michael Eugene Berry Attorney-in-Fact
Michelle Berry by Michael Eugene Berry her Attorney-in-Fact

Cassandra Hasan
Cassandra Hasan, Conservator for Marquis Ladell Brown, Jr,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW TYRONE BERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 1st of July, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EUGENE BERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2022.

Notary Public
My Commission Expires: _____

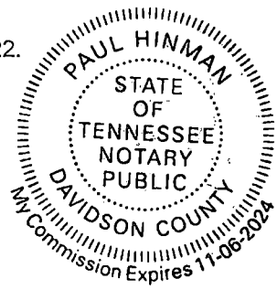
PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASSANDRA BERRY HASAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2022.

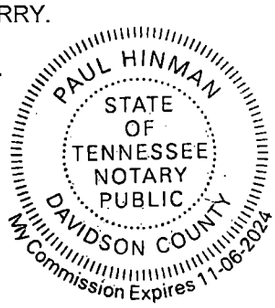


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EUGENE BERRY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HAROLD BERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said HAROLD BERRY.

Witness my hand and official seal, this the 1st of July, 2022.

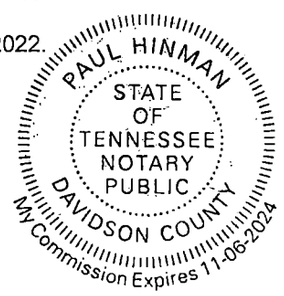


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOM EUGENE BERRY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MALCOM BERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said MALCOM BERRY.

Witness my hand and official seal, this the 1st of July, 2022.

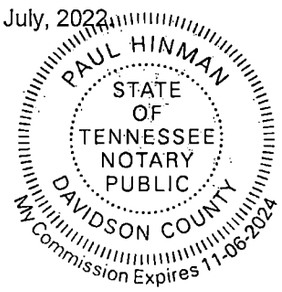


Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EUGENE BERRY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NIGEL BERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said NIGEL BERRY.

Witness my hand and official seal, this the 1st of July, 2022.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL EUGENE BERRY , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHELLE BERRY, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHELLE BERRY.

Witness my hand and official seal, this the 1st of July, 2022.



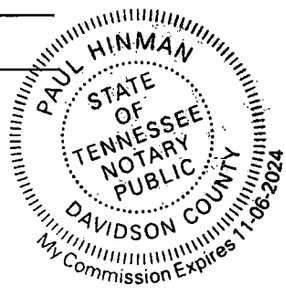
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,CASSANDRA BERRY HASAN, CONSERVATOR FOR MARQUIS LADELL BROWN, JR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARQUIS LADELL BROWN, JR.,and who acknowledged he/she/they executed the same as the free act and deed of the said MARQUIS LADELL BROWN, JR,.

Witness my hand and official seal, this the 1st of July, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212