Karen Johnson Davidson County
Batch# 901998 DEEDWARR
08/11/2022 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20220811-0091347

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

File No.: RES-22-1312B-BE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $785,000.00.

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2022.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Berry and Cassidy Berry	Rocket Mortgage	105 07 0E 002.00 CO
(NAME)	(NAME)	
1312B Pillow Street Nashville, TN 37203	635 Woodward Ave Detroit MI, 48226	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **CARSTEN BICK, UNMARRIED**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WESLEY B. BERRY AND CASSIDY BERRY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for 1312 Pillow Street Townhomes, a Horizontal Property Regime, of record in Instrument No. 20130917-0098014, in the Register's Office for Davidson County, Tennessee, with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carsten Bick from Kee Capital Group, LLC, by Warranty Deed dated March 14, 2014, recorded March 20, 2014, in Instrument No. 20140320-0022881, in the Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor or any dependent.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1312B Pillow Street, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (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 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 9th day of August, 2022

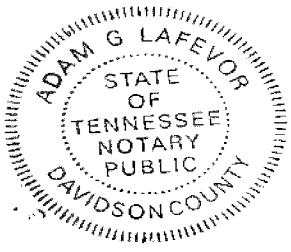
Carsten Bick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of August, 2022, before me personally appeared Carsten Bick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of August, 2022.

Notary Signature
My commission expires: 3/6/24



Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 August 11, 2022 (date of document).

Affiant Signature

August 11, 2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11 day of August, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025