This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 907757 DEEDWARR
08/24/2022 01:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220824-0095673

New Owner:	**Send Tax Bill:**	**Map/Parcel**
JEFFERSON HORD BERRY, Trustee PEGGY JO ELAM, Trustee BERRY ELAM REVOCABLE LIVING TRUST dated October 12, 2021 6416 Bresslyn Road Nashville, TN 37205	SAME	115-14 #14

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-9-2026

Sworn to and subscribed before me this August 16, 2022.

Notary Public

My Commission Expires: 5/9/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, JEFFERSON HORD BERRY and wife PEGGY JO ELAM, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to JEFFERSON HORD BERRY and PEGGY JO ELAM, TRUSTEES of the BERRY ELAM REVOCABLE LIVING TRUST, dated October 12, 2021, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this August 16, 2022.

By: _____
JEFFERSON HORD BERRY

_____
PEGGY JO ELAM

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JEFFERSON HORD BERRY and PEGGY JO ELAM, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 16, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 5/9/26

KORTNIE B TOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 708 on the Plan of West Meade Farms, Inc., Section 7, as of record in Book 2331, page 13, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFFERSON HORD BERRY and wife PEGGY JO ELAM, by Warranty Deed of record from JAMES R. CRONK and wife, BUALATE G. CRONK, in Deed Book 8348, Page(s) 869-871 Instrument No. 13188, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 6416 Bresslyn Road, Nashville, TN 37205

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 16, 2022 (date of document).

James M. Adcox III
Signature

August 16, 2022
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 16 day of August, 2022.

Rachel Schow
Notary Public
My Commission expires: 3/3/26

RACHEL SCHOW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03/03/2026