Karen Johnson Davidson County
Batch# 916383 DEEDWARR
09/14/2022 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,215.45
20220914-0102371

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-4389

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of September, 2022

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jack Tze-Chieh Berk 535 Edwin Street Nashville, TN 37207	New Owner	071 08 0 349.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tanner Tomes and Amanda Tomes, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jack Tze-Chieh Berk, a single man

HEREINAFTER CALLED THE GRANTEES, 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 Easterly 40 feet of Lot No. 26 and Westerly 10 feet of Lot No. 25 on the Map of Section Two, Rawls Tract Subdivision of record in Plat Book 1424, Page 84, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the North margin of Edwin Avenue (also known as Edwin Street) 10 feet East of the corner of Lot Number 26 and 27; thence Northerly parallel to the line between said lots, 184 feet to a point; thence Easterly 50 feet to a point, which is 10 feet East of the corner of Lot Number 26 and 25; thence with the line between said Lots, 184 feet to the North margin of Edwin Avenue (also known as Edwin Street); thence with the margin of the same Westerly 50 feet to the beginning.

BEING the same property conveyed by Warranty Deed from Mary Melissa Taddeo, Married to Tanner Tomes and Amanda Tomes, Husband and Wife, recorded September 6, 2019, as Instrument No. 20190906-0090333 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 535 Edwin Street, Nashville, TN 37207

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 so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 12th day of September, 2022.

Tanner Tomes

Amanda Tomes

Amanda Tomes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2022, before me personally appeared Tanner Tomes and Amanda Tomes, 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 12th day of September, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/12/2022.

Affiant Signature

9/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON