This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19313-DJ

Karen Johnson Davidson County
Batch# 928118 DEEDWARR
10/11/2022 03:26:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20221011-0111618

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2022.

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Magan Berena and David Berena 201 Drake Street Goodlettsville TN 37072	FirstBank 722 Columbia Avenue Franklin, TN 37064	026-01-0-044

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Roxanne Berman, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Magan Berena and David Berena, wife and husband**, hereinafter called the Grantee(s), 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 all of Lot Nos. 16 and 17, Block "D", Roscoe Place, according to survey and plat appearing of record in Book 843, page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lots Nos. 16 and 17 front together 63 feet on the southerly side of Drake Street and run back 150 feet on the easterly line of Lot 16 and 162 feet 6 inches n the westerly line of Lot 17 with the easterly margin of Donald Avenue, to a dead line, measuring, 128 feet thereon.

Being the same property conveyed to Roxanne Berman, married by Quitclaim Deed from Gary Berman and wife, Roxanne Berman, dated April 9, 2009, recorded April 9, 2009, of record in Instrument No. 20090409-0032343, Register's Office for Davidson County, Tennessee.

Gary Berman joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **201 Drake Street, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2022.

GRANTOR:

Roxanne Berman

~~Gary Berman~~

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Roxanne Berman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2022.

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

Notary Public
My Commission expires: 5-9-2026

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gary Berman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of October, 2022.

Notary Public
My Commission expires: _____

202210110111618

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 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of October, 2022.

GRANTOR:

Roxanne Berman

Gary Berman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Roxanne Berman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of October, 2022.

Notary Public
My Commission expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gary Berman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28 day of ~~October~~ September, 2022.

William Austin Taylor Brigman
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

William at Brigman
Notary Public
My Commission expires: 9/8/25

202210110111618

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/07/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/07/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 **day of** October **,** 2022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

