WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-19397-RR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 934901 DEEDWARR
10/27/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,678.88
20221027-0116505

File #22-PA-1052-PR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,750.00.

Matt Schoeplein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF October, 2022.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Schoeplein and Brittany Osmulski	**New Owner**	
(NAME)	(NAME)	
1052 Hickory Hollow Rd		**127-12-0-029.00 and 127-12-0-036.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GLENDA FUTRELL BERRY AND CHARLES DAVID BERRY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SCHOEPLEIN AND BRITTANY OSMULSKI, HUSBAND AND WIFE,** 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. 30 and the Northeasterly one-half of Lot No. 29 on the Plan of Bellevue Manor, of record in Book 3600, Page 32, Register's Office for Davidson County, Tennessee.

Said property fronts 182.19 feet on the Northerly margin of the cul-de-sac at the terminous of Hickory Hollow Road and extends back 162.86 feet on the Southeasterly line and 263.91 feet on the Southwesterly line to a broken line in the rear, measuring 516.47 feet thereon.

Being the same property conveyed to Phillip Glenn Berry, single by Warranty deed from Michael Jennings, unmarried of record in Instrument No. 20200701-0071491 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020

Said Phillip Glenn Berry became deceased on November 29, 2021., leaving the said Glenda Futrell Berry and Charles David Berry. as his sole heirs at law, per Affidavits of Heirship of recorded simultaneously herewith in Instrument No. 202210270116503 and in Instrument No. 202210270116504, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 3600, Page 32, Register's Office for Davidson County, Tennessee.
*Restrictions of record in Book 4250, Page 247, Book 3613, Page 460, Book 3672, Page 507, in the Register's Office for Davidson County, Tennessee.
*Right of Agreement of record in Book 7976, Page 969, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein.

*Right of Agreement of record in Book 7976, Page 969, in the Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X__ **improved** property known as: **1052 Hickory Hollow Road, Nashville, TN 37221**.

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 26 day of October, 2022.

Glenda Futrell Berry

Glenda Futrell Berry

Charles David Berry

STATE OF NORTH CAROLINA

COUNTY OF WAKE

On this 26 day of October, 2022, before me personally appeared Glenda Futrell Berry, 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 26 day of October, 2022.

Notary Signature
My commission expires: 10/12/25

KRISTIE ALMIRA
Notary Public
North Carolina
Wake County

STATE OF NORTH CAROLINA

COUNTY OF WAKE

On this 26 day of October, 2022, before me personally appeared Charles David Berry, 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 26 day of October, 2022.

Notary Signature
My commission expires: 10/12/25

KRISTIE ALMIRA
Notary Public
North Carolina
Wake County

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 10/26/22.

Affiant Signature

10/26/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 26 day of Oct, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

