This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $500,000.00.

Affiant

Subscribed and sworn before me this the 14 day of November, 2022.

Notary Public
My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 941161 DEEDWARR
11/15/2022 09:43:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20221115-0121594

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anthony J. Gerard and Elise Danielle Gerard 4004 Liberty St Old Hickory, TN 37138	American Pacific Mortgage Corporation 3000 Lava Ridge Court, Suite 200 Roseville, CA 95661	063-08-0 027.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JON BERRY AND MIKA L. BERRY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANTHONY J. GERARD AND ELISE DANIELLE GERARD, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County. Tennessee. being Lot Nos. 1, 3, 5, 7, 9, and 11, Block W, fronting on the east side of Liberty Ave. and running back between parallel lines 150 ft. to a 10 ft. alley, and being shown on the Map of Hadley's Bend City, of record in Book 421, page 120, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Berry and Mika L. Berry, husband and wife, by deed dated 07/07/2020, from Linda Shipp Jones, Larry Shipp and Frank R. Shipp, heirs at law to the Estate of L. C. Shipp, of record in Instrument No. 20200709-0074741, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4004 Liberty St, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

MB

Witness my hand this the 14th day of November, 2022.

Jon Berry

Mika L. Berry

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jon Berry and Mika L. Berry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2022.

My commission expires:

9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY