Karen Johnson Davidson County
Batch# 941781 DEEDWARR
11/16/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20221116-0121930

Warranty Deed

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00. Affiant Subscribed and sworn to before me, this the 7th day of November, 2022. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathryn Grace Berkey and Morgan Less	Rocket Mortgage	082-08-0-342.00
940 Maxwell Avenue	635 Woodward Ave.	
Nashville, TN 37206	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK A. TOLBERT AND WIFE, LINDA S. TOLBERT, TRUSTEES U/A/D NOVEMBER 22, 2005 OF THE MARK AND LINDA TOLBERT JOINT REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN GRACE BERKEY, A SINGLE PERSON, AND MORGAN LESS, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The certain real property located in the 16th Civil District of Davidson County, Tennessee and more fully described as follows:

Lot No. 19 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, in Stratton & Seymour's Addition, of record in Book 57, Page 137, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark A. Tolbert and Linda Susan Burke by Cash deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8597, page 149, Register's Office for Davidson County, Tennessee, dated April 08, 1992 and recorded on April 09, 1992.

Being the same property conveyed to The Mark A. Tolbert and wife, Linda S. Tolbert. Trustees U/A/D February 10, 2004 by Quitclaim deed from Mark A. Tolbert and Linda S. Tolbert of record in Instrument No. 20040413-0041370, Register's Office for Davidson County, Tennessee, dated March 11, 2004 and recorded on April 13, 2004 and Corrective Quitclaim Deed recorded on March 24, 2006, Instrument No:20060324-0033867.

Being the same property conveyed to Mark A. Tolbert and wife, Linda S. Tolbert, Trustees U/A/D November 22, 2005 of the Mark and Linda Tolbert Joint Revocable Living Trust by Quitclaim deed from Mark A. Tolbert and wife, Linda S. Tolbert, Trustees U/A/D February 10, 2004 of record in Instrument No. 20060324-0033868 Register's Office for Davidson County, Tennessee, dated March 23, 2006 and recorded on March 24, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 940 Maxwell Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2022.

Mark and Linda Tolbert Joint Revocable Living Trust, dated November 22, 2005

By: Mark A Tolbert
Mark A. Tolbert, Trustee

By: Linda S Tolbert
Linda S. Tolbert, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark A. Tolbert and Linda S. Tolbert, Trustees of the Mark and Linda Tolbert Joint Revocable Living Trust, dated November 22, 2005, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of November, 2022.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 November 16, 2022 (date of document).

Affiant Signature

November 16, 2022

Date

State of TN

County of Davidson

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

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023