This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19735-AP

Karen Johnson Davidson County
Batch# 949253 **DEEDWARR**
12/08/2022 10:09:41 AM 2 pgs
Fees: $13.00 Taxes: $1,886.63

20221208-0127912

STATE OF TENNESSEE
COUNTY OF Williamson

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $509,900.00.

Affiant

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

Notary Public
My Commission Expires: 9/21/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nelson Berry Stephanie Pirera 903 Broadmoor Drive Nashville, TN 37216	New Owner	061-07-029

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/we, **Amanda Sayles, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nelson Berry, an unmarried man and Stephanie Pirera, an unmarried woman as tenants in common 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:

Land in Davidson County, Tennessee, being all of Lot No. 8, Block I, Broadmoor, Section 2, as the same appears on survey and plat of record in Plat Book 547, page 174, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Amanda Sayles by Warranty Deed from Jonathan Lee and Jennifer Lee, husband and wife, dated July 1, 2019, recorded July 8, 2019, of record in Instrument No. 20190708-0066124, Register's Office for Davidson County, Tennessee.

This is improved property located at: **903 Broadmoor Drive, Nashville, TN 37216.**

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 December, 2022.

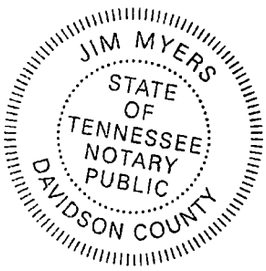
GRANTOR:

Amanda Sayles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amanda Sayles, 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 December, 2022.



Notary Public
My Commission expires: 11-6-2024