Karen Johnson Davidson County
Batch# 954737 DEEDWARR
12/22/2022 02:49:15 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20221222-0132251

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JACOB DANIEL VAN SCHENCK, ET UX	same as new owner	**050-03-0B-206.00-CO**
(NAME) **1605 BERRYWOOD WAY**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ANDREA D. GARCIA, NOW KNOWN AS ANDREA ROTH,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACOB DANIEL VAN SCHENCK AND LINDY ROSAMUND VAN SCHENCK, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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 Lot No. 119, Phase 1-B Mulberry Downs, as shown on plat of record in Plat Book 7900, Page 818, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Corey L. Garcia and Andrea D. Garcia, husband and wife, from Corey M. Cross and Leah D. Cross, by Warranty Deed dated July 31, 2017, of record in Instrument No. 20170801-0077905, Register's Office for Davidson County, Tennessee. Being further conveyed to Andrea D. Garcia, as sole owner, from Andrea D. Garcia and Corey L. Garcia, by Quitclaim Deed dated November 14, 2019, of record in Instrument No. 20191115-0118230, said Register's Office.

Andrea D. Garcia has since remarried and is now known as Andrea Roth.
Andrea D. Garcia, Andrea Garcia and Andrea Roth are one and the same person.

This conveyance is subject to matters shown on the Plan of record in Plat Book 7900, Page 818; Declaration of Restrictive Covenants for Mulberry Downs of record in Book 8053, Page 316; Charter of record in Book 8164, Page 37; Bylaws of record in Book 8164, Page 37 and amended in Book 9892, Page 939; Deed to Mulberry Downs Homeowner's Association for common areas of record in Book 8175, Page 137; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **1605 BERRYWOOD WAY, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to
RUDY TITLE
608 Shelby Avenue
Nashville, TN 37206
File #: LR-EXP-22-1605

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. 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 hand this 14th day of December, 2022.

ANDREA ROTH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrea Roth,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of December, 2022.

My Commission expires: **March 3, 2026**

Notary Public

