RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-13026-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 979026 DEEDWARR
03/09/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20230309-0017115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $398,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of March 2023

NOTARY PUBLIC

My commission expires: 9/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucas Cook and Vanesa Veletanlic 4104 Hermitage St. Nashville, TN 37138	Same address as new owner	076-05-0-065

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED NINETY EIGHT THOUSAND AND 00/100 Dollars ($398,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MARTHA E. BERRY**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **LUCAS COOK AND VANESA VELETANLIC**, both unmarried, joint tenants, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Hidden Hill of record in Book 4860, page 43, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed in consideration of the terms of a certain Martial Dissolution Agreement incorporated in the Final Decree and entered by the Second Circuit Court for said County, April 18, 1996, in the case of Martha E. Berry v. Robert Kevin Berry, Probate #95D-1999, to Martha E. Berry, from Robert Kevin Berry by Quitclaim Deed dated July 5, 1996 and recorded January 31, 1997 in Book 10335, page 76, said Register's office.

Being the same property conveyed to Robert K. Berry and wife, Martha E. Berry, from John Paul Jones and wife, Linda V. Jones, by Warranty Deed dated June 29, 1990 and recorded July 2, 1990 in Book 8143, page 760, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 630 Debbie Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 7th day of March, 2023

GRANTOR(S)

Martha E. Berry

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Martha E. Berry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of March, 2023.

WILSON COUNTY FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 9/23/25

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/7/23 (date of document).

Frank Roberts

3/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7th day of March, 2023.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024