THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 982910 DEEDWARR
03/21/2023 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20230321-0020436

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Richard Adam Berry and Michael Austin Sherry 2209 Dale View Drive Nashville, TN 37013	New Owner	163-07-A-124.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Daniel B. Dumont and Anna G. Dumont, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Richard Adam Berry, a Married Man and Michael Austin Sherry, a Married Man, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being **Lot No. 124** on the Final Plat of the Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One, as of record in Instrument No. 20120807-0070420, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Daniel B. Dumont and Anna G. Dumont husband and wife, by Warranty Deed from Parkside Builders, LLC, a Tennessee Limited Liability Company, dated November 8, 2016 and recorded on November 15, 2016, of record in Instrument number 20161115-0120490, Register's Office for Davidson County, Tennessee.

This property is commonly known as 2209 Dale View Drive, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all 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 GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 20 **day of March, 2023:**

Daniel B. Dumont

Anna G. Dumont

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel B. Dumont** and **Anna G. Dumont,** the bargainors, 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 official seal, this 20 day of **March, 2023:**

Notary Public

My Commission Expires: _____

W. ALTON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$369,900.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 20th DAY OF **March, 2023**:

Notary Public

My Commission Expires: 4/26/26

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 03/20/2023 (date of document).

Affiant Signature

03/20/2023

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 03/20/2023

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

