WARRANTY DEED

Karen Johnson Davidson County
Batch# 983433 DEEDWARR
03/22/2023 02:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,017.50
20230322-0020851

W-EXP-22-283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Abraham Arreola Gonzalez	New owner	
(NAME)	(NAME)	**134-13-0-046.00**
283 Garry Drive	4811 Citrus Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOYCE B. DUKE AND ROY T. BERRYMAN, JR. AND RONALD BERRYMAN AND DONALD BERRYMAN AND JIMMY BERRYMAN AND PHILIP STEPHEN KINNARD AND KIMBERLY SILL AND HOPE SIMPSON AND STEPHENIE COX AND RANDAL DAVID ROPER AND CHRISTOPHER DALE ROPER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABRAHAM ARREOLA GONZALEZ, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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.124 on the Plan of Kenilworth Estates, Section 1 of record in Plat Book 2900, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca Berryman, Glyn B. Kinnard, Roy T. Berryman, Jr., Joyce B. Duke, Donna Berryman, Ronald Berryman, Donald Berryman and Jimmy Berryman by Quitclaim Deed from Katherine Berryman of record in Book 10356, page 552, Register's Office for Davidson County, Tennessee, dated February 21, 1997 and recorded on February 24, 1997.

The said Donna Berryman having since died intestate on November 6, 2013. Her interest passing to Rebecca Berryman, Glyn B. Kinnard, Roy T. Berryman, Jr., Joyce B. Duke, Ronald Berryman, Donald Berryman, Jimmy Berryman and Helen Berryman, as her surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument Nos. _202303220020849_ and _202303220020844_, in the Register's Office for Davidson County, Tennessee. The said Helen Berryman having executed Disclaimer Pursuant to TCA §31-1-103 as to subject property, the same having been entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P348, In Re: Estate of Donna Kaye Berryman.

The said Glyn B. Kinnard having since died testate on January 19, 2021. Her interest passing to her husband, Philip Stephen Kinnard and children, Hope Simpson, Stephenie Cox, and Kimberly Sill as her surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 202303220020845 & _202303220020843_, in the Register's Office for Davidson County, Tennessee.

The said Rebecca Berryman having since died intestate on December 30, 2022. Her interest passing to Randal David Roper and Christopher Dale Roper as her surviving heirs at law as evidenced by Affidavits of Heirship of record in Instrument Nos. _202303220020846_ and _202303220020850_, in the Register's Office for Davidson County, Tennessee.

Glyn B Kinnard is one and the same as Elda Glyn Kinnard.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2900, Page 105, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3103, Page 610, in the Register's Office for Davidson County, Tennessee.
- Avigation Easement and Contract of record in Book 8553, Page 468, in the Register's Office for Davidson

County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **283 Garry Drive, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF MARCH, 2023.

Joyce B. Duke
Joyce B. Duke

Roy T. Berryman Jr. by Joyce B Duke Attorney in fact
Roy T. Berryman, Jr. by Joyce B. Duke
Attorney in Fact

Ronald Berryman
Ronald Berryman

Donald Berryman
Donald Berryman

Jimmy Berryman
Jimmy Berryman

J.B.D. Stephenie Cox by Joyce B Duke Attorney in fact
~~Philip Stephen Kinnard by Joyce B. Duke,~~ Stephenie Cox by Joyce B. Duke,
Attorney in Fact

J.B.D. Phillip Kinnard by Joyce B Duke Attorney in fact
~~Kimberly Sill by Joyce B. Duke~~ Philip Kinnard by Joyce B, Duke,
Attorney in Fact

J.B.D. Kimberly Sill by Joyce B Duke Attorney in fact
~~Hope Simpson by Joyce B. Duke~~ Kimberly Sill by Joyce B. Duke,
Attorney in Fact

J.B.D. Hope Simpson by Joyce B Duke Attorney in fact
~~Stephenie Cox by Joyce B. Duke.~~ Hope Simpson by Joyce B. Duke,
Attorney in Fact

Randal David Roper
Randal David Roper

Christopher Dale Roper
Christopher Dale Roper

Karen Berryman
Karen Berryman

Karen Berryman, spouse of Ronald Berryman, hereby joins in this conveyance and does transfer and convey any and all marital interest Karen Berryman may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of March, 2023.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOYCE B. DUKE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROY T. BERRYMAN, JR., PHILIP STEPHEN KINNARD, KIMBERLY SILL, HOPE SIMPSON, AND STEPHENIE COX, and who acknowledged he/she/they executed the same as the free act and deed of the said ROY T. BERRYMAN, JR., PHILIP STEPHEN KINNARD, KIMBERLY SILL, HOPE SIMPSON, AND STEPHENIE COX.

Witness my hand and official seal, this the 17th of March, 2023.

Lindsay B. Fattal

LINDSAY B. FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD BERRYMAN, DONALD BERRYMAN. JIMMY BERRYMAN, RANDAL DAVID ROPER, AND CHRISTOPHER DALE ROPER the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2023.



Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of March, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A. Mason, 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 March 17, 2023.

Affiant Signature

3/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026