Karen Johnson Davidson County
Batch# 985447 DEEDWARR
03/28/2023 08:43:30 AM 4 pgs
Fees: $23.00 Taxes: $762.94
20230328-0022264

Recordation Requested By/Return to:
SUMMIT SETTLEMENT SERVICES
50 JORDAN STREET
EAST PROVIDENCE, RI 02914
File No. FIL-130204-P

This Instrument Prepared By:
REGINALD HARRION, ATTORNEY AT LAW
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
BRENDA BERGER	BRENDA BERGER	120 02 0 003.00
1008 GOODBAR DRIVE NASHVILLE, TN 37217	1008 GOODBAR DRIVE NASHVILLE, TN 37217	

This Deed executed this 24 day of March 2023, for good consideration in the amount of $206,200.00, I (We) **JAMES RANDALL THOMAS, AS SUCCESSOR TRUSTEE UNDER THE REVOCABLE THOMAS LIVING TRUST, DATED AUGUST 10, 2000, AND ANY AMENDMENTS THERETO** whose mailing address is 9454 PARKS RD, UTICA, KY 42376, hereby bargain, deed, and convey to **BRENDA BERGER, A SINGLE WOMAN** whose mailing address is 1008 GOODBAR DRIVE, NASHVILLE, TN 37217, the following described land in DAVIDSON County, to wit:

REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING LOT NO. 203 ON THE MAP OF MIRO MEADOWS, AS OF RECORD IN BOOK 1424, PAGE 94, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 203 FRONTS 83 FEET ON THE EAST SIDE OF GOODBAR DRIVE AND RUNS BACK BETWEEN LINES, 123.4 FEET ON THE NORTH LINE AND 116 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 83.7 FEET.

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO JAMES F. THOMAS AND FRANCES E. THOMAS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE REVOCABLE THOMAS LIVING TRUST, DATED AUGUST 10, 2000, AND ANY AMENDMENTS

THERETO FROM JAMES F. THOMAS AND WIFE, FRANCES E. THOMAS AND RECORDED ON AUGUST 11, 2000 IN INSTRUMENT NO. 200008110079767.

APN: 120 02 0 003.00
Property Address: 1008 GOODBAR DRIVE, NASHVILLE, TN 37217
This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 24 day of March, 2023.

J. Randall Thomas

JAMES RANDALL THOMAS, AS SUCCESSOR TRUSTEE UNDER THE REVOCABLE THOMAS LIVING TRUST

STATE OF Ky)
) SS.
COUNTY OF Daviss)

On this 24 day of March, 2023, before me personally appeared **JAMES RANDALL THOMAS, AS SUCCESSOR TRUSTEE UNDER THE REVOCABLE THOMAS LIVING TRUST**
to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: 6/25/26

JERIKA K. THOMAS
Notary Public
Commonwealth of Kentucky
Commission Number KYNP53572
My Commission Expires Jun 25, 2026

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$206,200.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Brenda Berger
Signature of Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to before me this 24 day of March, 2023. by Brenda Berger. affm

Helen F Mackey
Notary Public
My Commission Expires: 07-17-2023

HELEN F MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXP. JULY 17, 2023

Name and address for person(s) responsible for taxes:
BRENDA BERGER
1008 GOODBAR DRIVE
NASHVILLE, TN 37217

Name and Address of property owner:
BRENDA BERGER
1008 GOODBAR DRIVE
NASHVILLE, TN 37217

Tennessee Certification of Electronic Document

I, Justin W. Denomme, 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 3/24/2023 (date of document).

Affiant Signature

3/24/2023
Date

State of Rhode Island

County of Providence

Sworn to and subscribed before me this 24 day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/23/2024

NOTARY'S SEAL

Katya Virginia Medeiros
Notary Public, State of Rhode Island
My Commission Expires 11/23/2024