RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-12645-2023

Karen Johnson Davidson County
Batch# 991762 DEEDWARR
04/13/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,206.20
20230413-0027168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 day of April, 2023

NOTARY PUBLIC

My commission expires: 8-20-2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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
Courtney Heier and Megan Barbee 2322 Patrick Ave. Old Hickory TN 37138	**Legacy Home Loans, LLC dba Steadfast Mortgage** **2 Cadillac Drive** **Brentwood, TN 37027**	044-09-0B-053-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY SIX THOUSAND AND 00/100 Dollars ($326,000.00) 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, **KEELI F. BERMAN AND NATHAN J. ALLEN, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **COURTNEY HEIER, an unmarried woman, and MEGAN BARGEE, an unmarried woman, joint tenants with right of survivorship,** 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 Unit No. 53, Phase 1, on the Plan of Rowhouses at Robinson Road, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions, and Restrictions for Rowhouses at Robinson Road, a horizontal property regime with private elements, of record in Instrument #20190423-0037385, and amended in Instrument #20190627-0062402, and in Instrument #20200116-0005698, and further amended in Instrument #20201203-0140753, and see Attorney's Certificate of record in Instrument #20200406-0036201, Register's Office for said County, including without limitation, the By-laws appended thereto. Reference is hereby made to the Plan of Rowhouses at Robinson Road as shown on Exhibits C1 and C2 to the First Amendment to the Declarations of record in Instrument #20190627-0062402, Register's Office for said County, for a more complete identification and description of said unit.

Being the same property conveyed to Keeli F. Berman, an unmarried woman, from Craighead Properties, LLC, a Tennessee limited liability company, by Special Warranty Deed dated December 28, 2020 and recorded January 4, 2021 in Instrument #20210104-0000707, said Register's Office. Nathan J. Allen joins in as the husband of Keeli F. Berman to convey any marital interest in the property.

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: 2322 Patrick Avenue, Old Hickory, TN 37138.

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 12 day of April, 2023

GRANTOR(S)

Keeli F. Berman

Nathan J. Allen

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Keeli F. Berman and Nathan J. Allen, 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 12 day of April 2023.

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

Notary Public

Martha E. Berry

Printed Notary Name

My commission expires: November 6, 2024

True Copy Certification

I, **Kaz Arbogast,** 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 this the 12th day of April, 2023.

Affiant Signature
Date 04/12/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON