PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 135
BRENTWOOD, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13886-BW

Karen Johnson Davidson County
Batch# 995840 DEEDWARR
04/25/2023 10 21 59 AM 3 pgs
Fees $18 00 Taxes $1,776 00

20230425-0030277

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 480,000 00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF April, 2023

Notary Public

MY COMMISSION EXPIRES. 9/2/24

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calan Ray Fuqua and Mary Allison Fuqua	New Owner	
1412 Beech Hollow Ct		180-02-0A-087.00-CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Berger and Rebecca Berger, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calan Ray Fuqua and Mary Allison Fuqua, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 46 on the Plan of The Ridge at Stone Creek Park, Section Two, a Planned Unit Development, RS 10 Subdivision, Cluster Lot Option, of record in Plat at Instrument No. 20060120-0007577, 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 Robert Berger and Rebecca Berger, husband and wife by Warranty deed from Bryan Bradbury and wife, Rachel Anne Bradbury of record in Instrument No. 20200918-0107139 Register's Office for Davidson County, Tennessee, dated September 17, 2020 and recorded on September 18, 2020.

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **1412 Beech Hollow Ct, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 18 day of April, 2023.

Robert Berger

Robert Berger

Rebecca Berger

Rebecca Berger

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Berger and Rebecca Berger, husband and wife,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the ____ day of _____, _____

My Commission expires: _____

_____
Notary Public

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }

COUNTY OF Butte }

On 4-18-2023 (Date) before me, Annie Latka (Insert Name and Title of the officer) Notary Public, personally appeared Robert Berger, Rebecca Berger

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

ANNIE LATKA
NOTARY PUBLIC - CALIFORNIA
COMMISSION # 2373531
BUTTE COUNTY
My Comm Exp. September 3, 2025

Signature: Annie Latka

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signers Name: _____	Signers Name: _____
❑ Corporate Officer – Title(s) _____	❑ Corporate Officer – Title(s) _____
❑ Partner - ❑ Limited ❑ General	❑ Partner - ❑ Limited ❑ General
❑ Individual ❑Attorney in Fact	❑ Individual ❑Attorney in Fact
❑ Trustee ❑Guardian or Conservator	❑ Trustee ❑Guardian or Conservator
❑ Other: _____	❑ Other: _____
Signer is Representing: _____	Signer is Representing: _____
_____	_____