Name and Address of New Owner:
Siobhan Dodds and Christopher Watts
1407 Berry Street
Nashville, TN 37138

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 1004701 DEEDWARR
05/18/2023 09 42 10 AM 3 pgs
Fees $18 00 Taxes $1,258 00
20230518-0037218

This Instrument Prepared By
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 053-03-0-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **1407 Berry LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Siobhan Dodds** A SINGLE WOMAN **and Chris Watts** A SINGLE MAN, "the Grantees," the following described real estate in Davidson County, Tennessee:

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. 131 on the plan of the Section C, Village of Old Hickory, as of record in Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 1407 Berry LLC, a Tennessee limited liability company by Warranty Deed dated June 13, 2022 from Bethany M. Pinkerton, an unmarried woman, recorded June 21, 2022 in Instrument No. 20220621-0070168 in the Register's Office.

Being the same property conveyed to Bethany M. Pinkerton by Warranty Deed dated August 9, 2018 from Laura Pennington and Connor Pennington, wife and husband, recorded August 13, 2018 in Instrument No. 20180813-0079573 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of May, 2023.

_____(SEAL)
1407 Berry LLC, a Limited Liability Company

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Dellana Lowhorn of the state and county mentioned, personally appeared 1407 Berry LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of 1407 Berry LLC, the within named bargainor, a Limited Liability Company, and that such 1407 Berry LLC as such managing member executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as managing Member

Witness my hand and seal, at office in Nashville, this 16th day of May, 2023.

_____
Notary Signature

Printed Name: Dellana Lowhorn

My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jakin Bowen
(Affiant)

Sworn to and subscribed before me this
16th day of May, 2023.

Notary Public
My commission expires: 6-24-2023
File No. 2023-6015-RS

April G. Nichols
State of Tennessee Notary Public
Williamson County