Karen Johnson Davidson County
Batch# 1006900 DEEDWARR
05/24/2023 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20230524-0038986

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Tyler Rieves Berry V
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2023.

Notary Public

MY COMMISSION EXPIRES: 12-08-2024

(AFFIX SEAL)

DONNA L SAVAGE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

File #23-PA-2316-PILK

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL NUMBER (S)
Tyler Rieves Berry V and Victoria Paige Warren	**New Owner**	
(NAME)	(NAME)	**072-07-0-124.00**
2316 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **LAUREN WYATT LEWIS AND MICHAEL PAUL LEWIS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER RIEVES BERRY V, A SINGLE MAN, AND VICTORIA PAIGE WARREN, A SINGLE WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 the East 200 feet of Lot No. 10 of Block B on the Plan of Map of R. M. Dudley's Subdivision of record in Plat Book 974, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the Westerly side of Riverside Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Lauren Wyatt Lewis and Michael Paul Lewis, wife and husband by Warranty deed from Elvin A. Woodruff III and Karen Woodruff, as husband and wife of record in Instrument No. 20151005-0101400 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015. (Value of consideration shown in aforementioned deed $189,000.00.)

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2316 Riverside Drive, Nashville, TN 37216**.

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 23rd day of May, 2023.

Lauren Wyatt Lewis

Michael Paul Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2023, before me personally appeared Lauren Wyatt Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2023.



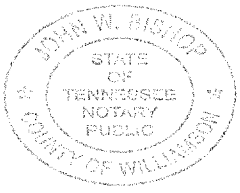
Notary Signature
My commission expires: 8-20-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2023, before me personally appeared Michael Paul Lewis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 May 23, 2023.

Date

Affiant Signature

05/23/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of May, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 05-24-2025