398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1007567 DEEDWARR
05/25/2023 12 29 30 PM 2 pgs
Fees $13 00 Taxes $2,886 00

20230525-0039532

File No · RES-23-4806C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2023

Notary Public

MY COMMISSION EXPIRES 7/6/26 (AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave , Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
The 2000 Burke Family Revocable Living Trust, dated December 12, 2000	New Owner	091 07 0 491 00
(NAME)	(NAME)	
16266 Azalea Way Los Gatos, CA 95032	same	
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **MARTHA ELIZABETH BERRY, AN UNMARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JEFFREY WARREN BURKE AND KRISTINE ANN BURKE, TRUSTEES OF THE 2000 BURKE FAMILY REVOCABLE LIVING TRUST, DATED DECEMBER 12, 2000**, hereinafter called the Grantee(s), their heirs 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 Lot No 713, Block No 108, on the No 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, 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 Martha Elizabeth Berry, single woman, from Elliott Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated September 30, 2019, recorded October 2, 2019, in Instrument No 20191002-0100747, in the Register's Office of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO 1) Current years taxes which have been prorated and assumed by the Grantee(s), 2) All restrictions of record, 3) All easements of record, 4) All visible easements, 5) All matters appearing on the plan and/or plat of record, 6) All applicable government and zoning regulations

This is **unimproved** property, known as 4806 C Michigan Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 24th day of May, 2023

Martha Elizabeth Berry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2023, before me personally appeared Martha Elizabeth Berry, 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 24th day of May, 2023

Notary Signature
My commission expires 10/20/2026

