RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231 N. Mt. Juliet Rd., Suite 203
Mt. Juliet, TN 37122
File No.: QWB-15603-2023

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1023574 DEEDWARR
07/07/2023 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230707-0051938

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Kimberly Board
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2023

NOTARY PUBLIC

My commission expires: March 7th 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Bamford 600 12th Avenue South Unit 914 Nashville, TN 37203	Same address as new owner	093-13-0C-217-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) 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, **ROBERT B. BERRY AND CHRISTINA M. BERRY, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DAVID F. BAMFORD REVOCABLE LIVING TRUST**, 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. 914 as set forth in the Master Deed establishing Icon in the Gulch Master Condominium, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record in Instrument #20080423-0041665, and further by the Master Deed Establishing Icon in the Gulch Tower Condominium, of record in Instrument #20080423-0041667, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert B. Berry and Christina M. Berry, husband and wife, from Katherine W. Schoch, married, by Warranty Deed dated December 29, 2017 and recorded January 8, 2018 in instrument #20180108-0002348, said Register's Office.

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: 600 12th Avenue South, Unit 914, Nashville, TN 37203

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 30th day of June, 2023

GRANTOR(S)

Robert B. Berry

Christina M. Berry

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Robert B. Berry and Christina M. Berry, 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 30th day of June, 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th 2026

TRUE COPY CERTIFICATION

I, Marty Berry, do hereby make oath that I am 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 6/30/23 (date of document).

Marty Berry

7/7/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 7 day of July, 2023.

Notary's Signature

My Commission Expires: _____

Notary's Seal

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2026