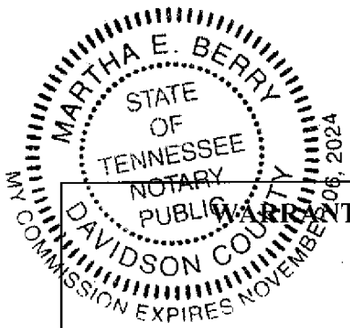


Karen Johnson Davidson County
Batch# 1026944 DEEDWARR
07/17/2023 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20230717-0054703

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/10/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES November 6, 2024

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3738

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Kevin Justin Berry	**American Pacific Mortgage Corporation and/or Warehouse Lenders**	053 16 0 161.00
223 Pitts Avenue	3000 Lava Ridge Court, Suite 200	
Nashville, TN 37138	Roseville, CA 95661	

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,

Kepley Properties, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Justin Berry, married man

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 11, Jackson's Landing Estates, as shown on plat of record in Plat Book 7900, Page 679, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brenda B, Rector, an unmarried woman, by deed dated 12/01/2014 and recorded 12/05/2014, from Anna-Marie Faye Dimartino, unmarried, of record in Instrument No. 20141205-0111497 and being further conveyed to Price Real Estate Investments Inc, an Alaska Corporation by deed dated 03/12/2023 and recorded 05/12/2023, from Brenda H. Rector, an unmarried woman, of record in Instrument No. 20230512-0035695 and being further conveyed to Kepley Properties, LLC, a Tennessee Limited Liability Company by deed dated 05/12/2023, recorded 05/15/2023, from Price Real Estate Investments Inc., an Alaska Corporation, of record in Instrument No. 20230515-0036225, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 223 Pitts Avenue Nashville, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on July 10, 2023}.

KEPLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: Heidi Thomas

HEIDI THOMAS, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Heidi Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Authorized Agent of Kepley Properties, LLC, a Limited Liability Company, the within named bargainor, a limited liability company, and that she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Authorized Agent.

Witness my hand and official seal, this July 10, 2023.

Chelsea Shores

Notary Public

My Commission Expires: 11/28/2026



File #: 2023-3738

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 7/10/23 (date of document).

Marty Berry

7/17/23

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 17 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