Karen Johnson Davidson County
Batch# 1030192 DEEDWARR
07/25/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $5,050.50
20230725-0057110

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-2-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,365,000.00. Affiant Subscribed and sworn to before me, this the 21st day of July, 2023. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Eli Berck	New Owner(s)	104-01-0-137.00
200 37th Avenue North		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHECKERBOARD PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW ELI BERCK, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following tract or parcel of land in Davidson County, described as follows:

Being part of Lot No. 30 on the Map of a Subdivision of the Northwest Part of the West End Land Company Property, of record in Book 421, Page 152, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of 37th Avenue, North, at its intersection with the Southerly margin of Normandy Place South; thence along the Southerly margin of Normandy Place South, South 80 degrees 26 minutes East 150 feet to an iron pin; thence South 14 degrees 19 minutes West 72.9 feet to an iron pin; thence North 77 degrees 40 minutes West 150 feet to an iron pin in the Easterly margin of 37th avenue, North 14 degrees 15 minutes East 66 feet to the point of beginning.

Being the same property conveyed to Louie M. Lovett and wife Jean Lesley Lovett by Deed from H.W. Lepley and wife, Evelyn Lepley of record in Book 3223, Page 71, Office for Davidson County, Tennessee.

Said Louie Marion Lovett is divested and Audrey Jean Lepley Lovett is vested in subject property, by Order/Judgment/Decree of record in Book 4933, Page 566, Register's Office for Davidson County, Tennessee, recorded on July 21, 1975. Said Jean L. Humphrey became deceased February 22, 1998, survived by McRae Humphrey and Richard Wayne Lovett. See Affidavit of Heirship of record in Instrument No. 20210913-0122617, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McRae Humphrey by Quitclaim Deed from Richard W Lovett and Deborah R Lovett of record in Instrument No. 20030318-0035611 Register's Office for Davidson County, Tennessee, dated March 17, 2003 and recorded on March 18, 2003.

Said McRae Humphrey became deceased on January 4, 2012, leaving Last Will and Testament filed for Probate in Docket No. 13P1126, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, in Instrument No. 20210319-0036477, Hollis Freeman holds a life estate with remainder unto Julie Yeager. Said Hollis Freeman became deceased on January 27, 2021, thereby divesting said life estate.

Being the same property conveyed to Bradley J. Bars, married by Warranty Deed from Julie Yeager, unmarried of record in Instrument No. 20210831-0117280 Register's Office for Davidson County, Tennessee, dated August 27, 2021 and recorded on August 31, 2021.

Being the same property conveyed to Checkerboard Properties, a Tennessee General Partnership by Warranty Deed from Bradley J. Bars, married of record in Instrument No. 20210913-0122618 Register's Office for Davidson County, Tennessee, dated September 9, 2021 and recorded on September 13, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 200 37th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of July, 2023.

Checkerboard Properties, a Tennessee General Partnership

By: _____
Brandon Bubis, Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Bubis, Managing Partner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Managing Partner of Checkerboard Properties, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 21st day of July, 2023.

_____
Notary Public

My Commission Expires

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 25, 2023 (date of document).

Affiant Signature

July 25, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2023

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023