After initial recording return to
Hudson, Reed & Christiansen PLLC
16 Public Square Nor
Murfreesboro, TN 371

Karen Johnson Davidson County
Batch# 1031824 DEEDWARR
07/28/2023 11 01 17 AM 2 pgs
Fees $13 00 Taxes $4,440 00
20230728-0058308

THIS INSTRUMENT PREPARED BY
Music City Title & Escrow, Inc
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number 2023-07-569

Address New Owner	Send Tax Bills To	Map-Parcel
Carrie Anne Berryman and Marcel Rodriguez Ramazzini 902 Cadillac Avenue Nashville, TN 37204	New Owner	Map/Parcel 132 09 0 077 00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10 00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Andrea Joy York, unmarried,** ("Grantor") has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Carrie Anne Berryman and Marcel Rodriguez Ramazzini , as tenants by the entireties,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 902 Cadillac Avenue, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows

> Land in Davidson County, Tennessee, being Lot No 31, as shown on the map entitled Oak Hill Subdivision No 1, of record in Plat Book 547, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being the same property conveyed to Andrea Joy York and Donna G Gilley, as joint tenants with the right of survivorship and not as tenants in common, by deed from Wayne R Sullivan and wife, Clara H Sullivan, of record in Book 8837, Page 858, dated December 31, 1992, said Register's Office
>
> Further being the same property conveyed to Andrea Joy York, unmarried, by Quitclaim Deed from Donna G Gilley, of record in Book 9174, Page 233, dated November 23, 1993 said Register's Office

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

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 25th day of July, 2023

Andrea Joy York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2023, before me personally appeared Andrea Joy York, 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 25th day of July, 2023

Notary Signature
My commission expires 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 1,200,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

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

Notary Public
My commission expires 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY