WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038447 DEEDWARR
08/15/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $943.13
20230815-0063593

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26
(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Berg	New Owner	064-12-0A-638-00
(NAME)	(NAME)	
638 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 June Sowell, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Nathan Berg, an unmarried man and Dennis Berg, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 638, as shown on the Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1 , as shown on plat of record in Plan Book 6250, Page 118, a Horizontal Property Regime, filed as Schedule "A" to and established by the Master Deed of record in Book 5513, Page 713; Deed of Correction of Master Deed of record in Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page817; and Book 8510, Page 95, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligation of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to June Sowell, unmarried by Warranty deed from Edwin G. Crowley and wife, Donna K. Crowley of record in Instrument No. 20060628-0077446 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on June 28, 2006. (Value of consideration shown in aforementioned deed $146,000.00)

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 638 Weatherbeaten Place, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 11th day of August, 2023.

June Sowell by Janet Sowell Darden her atty in fact

June Sowell by Janet Sowell Darden her atty in fact

State of Tennessee
County of Wilson

On this 11th day of August, 2023, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Janet Sowell Darden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of June Sowell, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument no.: 20040722-0087919, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 11th day of August, 2023.

Tracey Trumphour

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Joshua A. Terry, 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 8/11/2023.

Affiant Signature – Joshua A. Terry

8/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/15/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27