Karen Johnson Davidson County
Batch# 1049655 DEEDWARR
09/13/2023 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,343.10
20230913-0071926

Prepared by and
After Recording Return to:
Blake Garner, Attorney, Trinity Title LLC
2615 Medical Center Parkway #1560
Murfreesboro, TN 37129

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $363,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2023.

Notary Public
My Commission Expires:
5-9-2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Emily G. Springer 7633 Leveson Way Nashville, TN 37211	F&M Bank 221 Indian Lake Blvd. Hendersonville, TN 37075	Tax Map(s): 173 Parcel(s): 09-0A-062.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,
ASHTON BERRY, UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
EMILY G. SPRINGER, UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER HEIRS AND 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 Lot No. 72 on the Plan of Revision Two, Resubdivision of Lots 47, 48, 72, 73 & 63 through 69, Section Two, Lenox Village, as of record in Instrument No. 20030115-0006163, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Ashton Berry, unmarried woman, by Warranty Deed from Morgan A. Carney and wife, Ashley K. Carney, dated 7/6/2021 and recorded 7/14/2021 in Instrument No. 20210714-0094531, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 7633 Leveson Way, Nashville, TN 37211

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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8 day of September, 2023.

Ashton Berry

STATE OF FLORIDA

COUNTY OF Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Ashton Berry, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of September, 2023.

Notary Public

My Commission Expires: April 12 2026

(SEAL)

DENISE LAMKIN
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # HH 209454
My Commission Expires April 12, 2026

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 September 8, 2023 (date of document).

Affiant Signature

September 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of September, 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