NEW OWNER:

Seth & Kathryn Reigard
2621 River Meade Way
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

Map/Parcel:
052-13-0B-324.00

THIS INSTRUMENT PREPARED BY:

CAROLYN CHRISTOFFERSEN
Attorney At Law
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

FILE NO: 23-0166

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1068161 **DEEDWARR**
11/03/2023 09:33:35 AM 3 pgs
Fees: $18.00 Taxes: $1,081.14

20231103-0086169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Two Thousand Two Hundred and 00/100 Dollars ($292,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mark D. Berry and wife, Deborah L. Berry,** ("Grantor") have this day bargained and sold and by these presents does hereby transfer and convey unto **Seth Michael Reigard and wife, Kathryn Elizabeth Reigard,** ("Grantee"), their successors and assigns, forever, their interest in the following tracts or parcels of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

See Attached Exhibit A

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by

its duly authorized representative, this 31st day of October, 2022.

Mark Dwaine Berry

Deborah Lee Berry

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Mark Dwaine Berry and Deborah Lee Berry, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of October, 2022.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

****

The actual consideration or value, whichever is greater, for this transfer is **$292,200.00** .

AFFIANT

Sworn to and subscribed to before me this 31st day of October, 2022.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 09/23/2025

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 8 Condominium Plat River Glen Planned Unit Development Phase 7, as shown on plat of record in Instrument No. 20040212-0016958, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark D. Berry and Deborah L. Berry, husband and wife, by Warranty Deed from Jennifer Arnold f/k/a Jennifer Berry, an unmarried person, dated April 7, 2016, and of record in Instrument No. 20160411-0034464, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2621 River Meade Way, Nashville, TN 37214.