WARRANTY DEED

Karen Johnson
Batch # 1116924
04/01/2024 03:02:23 PM
Fees: $13.00 Taxes: $9,620.00

Davidson County
DEEDWARR
2 pgs

20240401-0022345

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Little Jewel Trust, dated March 15, 2024	The Little Jewel Trust	
(NAME)	(NAME)	
212 Jackson Blvd	3450 Sacramento St. #518	161-10-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	San Francisco, CA 94118	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SUSAN RHODES BERRY, TRUSTEE OF THE SUSAN RHODES BERRY REVOCABLE TRUST DATED FEBRUARY 22, 2008**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGARET BROWN DE CLERCQ, TRUSTEE OF THE LITTLE JEWEL TRUST, DATED MARCH 15, 2024,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 the westerly 87 1/2 feet front of Lot No. 6 on the Plan of Johnson Bransford's Subdivision of part of Lots Nos. 1, 2, and 44 in Deer Park, Belle Meade record in Plat Book 421, Page 115, in the Register's Office for Davidson County, described as follows: Beginning on the northerly margin of Jackson Boulevard at a point 12 1/2 feet west of the corner of Lots Nos. 6 and 7; said point being the southwest corner of the property conveyed to M.B. Howell and wife by deed from S.E. Harwell, et.al. of record in Book 871, page 68, said Register's Office; thence with the northerly margin of said Boulevard eastwardly 87 1/2 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 339.5 feet, more or less, to the northerly line of said Lot No. 6; thence with said line eastwardly 101 feet to the corner of Lots Nos 6 and 7; thence with the line between said two lots southwardly 115 feet to th northeast corner of said Howell property: thence with the northerly line of same westwardly 12 1/2 feet to said Howell's northwest corner; thence with the westerly line of same, southwardly 215 feet, more or less, to the beginning.

Being the same property conveyed to Susan Rhodes Berry, as Trustee of the Susan Rhodes Berry Revocable Trust, dated February 22, 2008 by Warranty Deed from Keith B. Pitts and wife, Deborah K. Pitts dated August 23, 2012 and recorded August 24, 2012 in Instrument No. 20120824-0076330, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

CH2024-172

unimproved
This is improved x property, known as 212 Jackson Blvd, Nashville, TN 37205
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness my hand this 28th day of March, 2024

SUSAN RHODES BERRY REVOCABLE TRUST DATED FEBRUARY 22, 2008

BY: Susan Rhodes Berry, Trustee

SUSAN RHODES BERRY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Susan Rhodes Berry, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the Susan Rhodes Berry Revocable Trust dated February 22, 2008, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 28th day of March, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

Notary Public

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