Karen Johnson Davidson County
Batch# 1131140 DEEDWARR
05/06/2024 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $3,644.50
20240506-0032893

WARRANTY DEED

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $985,000.00

Carmen Coats
Affiant

Subscribed and sworn to me on 4/30, 2024.

Brooke Hicks
NOTARY PUBLIC

My Commission Expires: 5-9-26

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Peter Weiss, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #36905

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Charles A. Rapp and Joseph C. Gregory 115 Postwood Place Nashville, TN 37205	~~NEW OWNER~~ U.S Bank, N.A. 9380 Excelsior Blvd. 3rd fl. Hopkins, MN 55343	103-15-0-A-015.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **BRIAN BERRY and DIANNE BERRY, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **CHARLES A. RAPP and JOSEPH C. GREGORY,** A married couple hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot no. 15 on the Revised plan of Postwood, of record in Book 5200, page 104, Register's Office for said County.

SAID Lot No. 15, which is a comer lot, fronts 39.44 feet on the southeasterly margin of Postwood Place and fronts 16.26 feet on the southwesterly margin of Postwood Place, and continues 60.00 feet, said frontages being joined by a curve having a length of 32.71 feel, and extends back 55.15 feet on the broken southeasterly line and 95.27 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Brian Berry, a single person, by Warranty Deed from Robert L. Ealy, a single person, dated May 5, 1994 and recorded on May 6, 1994 in Book 9336, page 819 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following: (i) all property taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record; (vi) and health department regulations that may affect the property.

BEING ☐ **unimproved** ☒ **improved property known as:**

115 Postwood Place, Nashville, TN 37205

(House Number) (Street) (City or Town) (State) (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, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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/our hand(s) this 29th day of April, 2024.

Brian Berry

Dianne Berry

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Brian Berry and Dianne Berry to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal, this 29th day of April, 2024.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 4-19-2025

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **April 29, 2024** (date of document).

Affiant Signature

May 3, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25