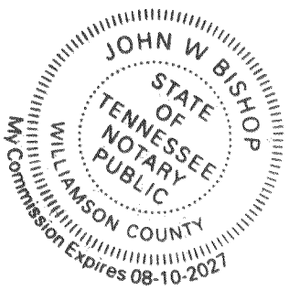
Karen Johnson Davidson County
Batch# 1136079 DEEDWARR
05/16/2024 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $4,680.13
20240516-0036451

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,264,900.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2024.

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jillian Berkman James Edward Greer	Jillian Berkman James Edward Greer	115-06-0-104.00
(NAME) 526 Clematis Drive	(NAME) 526 Clematis Drive	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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/we **Daniel Box, and spouse and Brittany Box**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jillian Berkman and James Edward Greer, a married couple,** hereinafter called the GRANTEE(S), his/her/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 Lot No. 38 on the Plan of Section Five West Meade Estates, as of record in Plat Book 3106, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel Box and spouse, Brittany Box by Warranty Deed from Trey Cain, Trustee of the 526 Clematis Avenue Revocable Trust, dated 08/27/2012, of record in Instrument No. 20120829-0077935, Register's Office for Davidson County, Tennessee.

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 ☒ 526 Clematis Drive, 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 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 15th day of May, 2024.

Daniel Box

Daniel Box

Brittany Box

Brittany Box

State of Florida
County of St. Johns

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Daniel Box and Brittany Box, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of May, 2024.

Notary Public: Dawn M Glebe
My Commission Expires: 4/19/2027

DAWN M GLEBE
Notary Public - State of Florida
Commission # HH 389110
My Comm. Expires Apr 19, 2027

RETURN TO:
Stewart Title Company Tennessee Division
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 44ed0eca-02e6-4fb5-ad9b-ebdfed3c121c

True Copy Certification

I, **Pam Autry,** 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 this the 15 day of May, 2024.

Affiant Signature

Date 5/15/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of May, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027