NEW OWNER:
Keri Angel Carpenter
206 Riverstone Court
Nashville, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-223

MAP & PARCEL
085-14-0A-206-00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1156475 DEEDWARR
07/11/2024 08:07:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20240711-0051859

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS ($320,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Sayre Berman, unmarried** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Keri Angel Carpenter, Sole Ownership** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. 206 of Riverstone Condominiums, Phase One, created under Title 66, Chapter 27, Sections 101, et seq., Tennessee code annotated, and as established by a Master Deed, of Record in Book 6998, Page 839, restated in Book 7245, Page 211 and amended in Book 11016, Page 159, Register's Office for Davidson County, Tennessee, as set forth in said Master Deed reference is hereby made to the Plat of Riverstone Condominiums, Phase One, of Record in Plat Book 6900, Page 317, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to Sayre Berman, unmarried by Warranty Deed from Leslee A. Davis, a single woman of record in Instrument No. 20161027-0113555 Register's Office for Davidson County, Tennessee, dated October 20, 2016 and recorded on October 27, 2016.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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 deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 10th day of July, 2024.

Sayre Berman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sayre Berman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th ~~day of~~ July, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

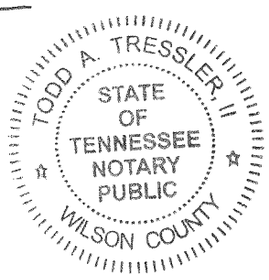
The actual consideration or value, whichever is greater, for this transfer is $ **320,000.00**.

Kerri Angel Carpenter
AFFIANT

Sworn to and subscribed to before me this 10th day of July, 2024.

NOTARY PUBLIC

My commission expires: 5-21-25



Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 10, 2024.

Affiant Signature

07-25-23

Date

State of TENNESSEE

County of WILSON

Sworn to and subscribed before me on this 25th day of July, 2023.

Notary Signature

My Commission Expires: 06-28-25

NOTARY'S SEAL:

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY