Karen Johnson Davidson County
Batch# 1157826 DEEDWARR
07/15/2024 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $778.85
20240715-0052800

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $210,500.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2024. Notary Public My commission expires: 9/14/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
811 Hatcher Lane, Ste B, Columbia, TN. 38401

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Sarah Marie Clifford and Justin Michael Berry	Bank of America	**051-15-0A-010.00-CO**
420 Walton Ln Apt B10	4500 Amon Carter Blvd.	
Madison, TN 37115	Ft. Worth, TX 76155	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Katie Cook Shoenfeld, married and Marc Pisapia, married

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Sarah Marie Clifford, unmarried, and Justin Michael Berry, unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit No. B-10, as shown on the Plat of Quail Creek of record in Plat Book 6328, Pages 89-93, in the Register's Office for Davidson County, Tennessee, as (collectively, the "Plat") and more particularly described in the Master Deed for the Quail Creek Condominiums of record in Book 6328, Page 44, said Register' s Office with all fixtures, appliances, wallcoverings, Carpets or other improvement therein and an undivided interest in the general and limited common elements appurtenant thereto.

Being the same property conveyed to Katie C. Pisapia and husband, Marc Pisapia by Warranty Deed from David Blake McClure of record in Instrument No. 20080326-0030382 Register's Office for Davidson County, Tennessee, dated March 12, 2008 and recorded on March 26, 2008.

Subject property is not and has never been the principal residence of either Grantor.

This is improved property known as **420 Walton Ln Apt B10, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 11th day of July, 2024.

Katie Cook Shoenfeld

Marc Pisapia

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Katie Cook Shoenfeld and Marc Pisapia, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of July, 2024.

Notary Public
My Commission Expires: 9/14/25

Lenders Title Company File No. 24-000412-530

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, 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 7/11/24 (date of document).

Michelle W Kendig
Affiant Signature

7/12/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12th day of July, 2024.

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

