WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187775 DEEDWARR
09/30/2024 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240930-0075617

STATE OF TENNESSEE
COUNTY OF montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 11-19-2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Joseph Berk and Anna Marie Smith	New Owner	Map: 044-15-0C-26.00CO
(NAME) 1009 Eighth Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($395,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER R. MCDONALD, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ADAM JOSEPH BERK AND ANNA MARIE SMITH, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 26 on the Final Plat Village Green-Phase 1 of record in Instrument No. 20170118-0005633, and Surveyor's certificate of record in Instrument No. 20170217-0016822, Register's Office for said County, to which plan reference is hereby made for more complete and accurate description.

Being the same property conveyed to Christopher McDonald, unmarried, by deed from Village Green of Old Hickory, LLC, of record in Instrument No. 20180420-0037508, dated April 18, 2018, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20170118-0005633 and 20170217-0016822,, said Register's Office; (3)Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, Restrictions and By-Laws recorded in 20170726-0075680, 20171003-0101319, and 20151008-0102842, Register's Office for said County; (4) Quitclaim Deed to Home Owners Association of Record in Instrument No. 20210924-0128698.

unimproved ☐
This is improved ☒ property, known as 1009 Eighth Street, Old Hickory, TN 37138
(House No.) (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 our hands this 26th day of September, 2024.

Christopher R. McDonald

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher R. McDonald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 26th day of September, 2024.

My Commission Expires: 2.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 9/26/2024.

Affiant Signature – Joshua A. Terry

9/30/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/30/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27