Name and Address of New Owner:
Steve Berneman and Kristin Keiper-Berneman
938 Caldwell Lane
Nashville, TN 37204

Send Tax Bills To:
Steve Berneman and Kristin Keiper-Berneman
938 Caldwell Lane
Nashville, TN 37204

This Instrument Prepared By:
Steve Berneman
Blueprint Title TN
401 Church Street
#1710
Nashville, TN 37219

Map & Parcel No: 118 13 0 231.00

Karen Johnson Davidson County
Batch# 1213739 DEEDWARR
12/10/2024 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20241210-0095795

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Crystal Hicks and Henry Beecher Hicks, III, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Steve Berneman and Kristin Keiper-Berneman, a married couple, as joint tenants**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 32 on the Plan of the Country Property of N. A. McNairy, Deceased, as recorded in Minute Book "E", Page 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, described according to a plat thereof made July 28, 1928 by W. B. Southgate, Surveyor as follows: Beginning on the southerly margin of Marengo Avenue, or Caldwell Lane, 200 feet westerly from the corner of Lots 31 and 32; thence southerly margin of said avenue, or lane, north 85 degrees 35' west 100 feet; thence south 2 degrees 45' west 425 feet; thence south 85 degrees 35' east 100 feet to a point 200 feet westerly from the line between said Lots 31 and 32; thence parallel with said line north 2 degrees 45' east 425 feet to the beginning.

Being the same property conveyed from Candice D. Fike and Mark R. Kaplowitz, wife and husband to Henry Beecher Hicks, III and wife, Crystal Hicks by Warranty Deed dated January 25, 2016 and recorded on January 26, 2016 as Instrument No. 20160126-0007337 of the Davidson County Register of Deeds.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded , Page [under Instrument No. 20160126-0007337] in the Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2024.

_____(SEAL)
Crystal Hicks

STATE OF GEORGIA
COUNTY OF DEKALB

On this 9th day of December, 2024, before me personally appeared Crystal Hicks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2024.

_____
Notary Signature Julian X. Burns
My commission expires: 06.18.2025

JULIAN X. BURNS
My Commission Expires
NOTARY PUBLIC
June 18, 2025
DEKALB COUNTY, GEORGIA

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of December, 2024.

_____(SEAL)
Henry Beecher Hicks, III

STATE OF GEORGIA
COUNTY OF DEKALB

On this 9th day of December, 2024, before me personally appeared Henry Beecher Hicks III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of December, 2024.

_____
Notary Signature Julian X. Burns
My commission expires: 06.18.2025

JULIAN X. BURNS
My Commission Expires
NOTARY
PUBLIC
June 18, 2025
DEKALB COUNTY, GEORGIA

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 3/9/27

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Certificate of Authenticity

I do hereby make an oath that I am 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 December 10, 2024.

Date: December 10, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn and subscribed before me this 10th day of December 2024.

Notary Signature
My commission expires: 3/9/27

EMILY SIMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027