WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1220319 DEEDWARR
12/27/2024 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,145.63
20241227-0100335

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2024.

Notary Public
MY COMMISSION EXPIRES:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

File #24-PA-0415-O

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Claire Berry and Mauro Barreto	~~New Owner~~ Legacy Home Loans	
(NAME)	(NAME)	
415 High Street	408 Hwy 76	133 01 0D 003.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	White House TN 37188	
(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 consideration, the receipt of which is hereby acknowledged,

KERRY HOUSLEY, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAURO BARRETO AND CLAIRE PURCELL BERRY, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C of HOMES AT 411 HIGH STREET, a Horizontal Property Regime with Private Elements as described in Declaration of Covenants, Conditions and Restrictions for HOMES AT 411 HIGH STREET, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20200402-0035355, Register's Office for Davidson County, Tennessee, and as amended by Amendment to Declaration of Covenants, Conditions and Restrictions for HOMES AT 411 HIGH STREET, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210304-0027977, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of HOMES AT 411 HIGH STREET, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20200402-0035355, and as amended in Instrument No. 20210304-0027977, and Bylaws appended thereto as Exhibit "C", in the said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kerry Housley, unmarried, by Warranty Deed from Jaaron Investment Partners 2, LLC, a Tennessee limited liability company, of record in Instrument No. 20211230-0171773, in the Register's Office of Davidson County, Tennessee, dated December 27, 2021, and recorded on December 30, 2021.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 411 HIGH STREET, as recorded in Instrument No. 20200420-0040867 and Affirmation recorded in Instrument No. 20210304-0027976.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200402-0035355, as amended in Instrument No. 20210304-0027977.

This is ____ **unimproved** __X___ **improved** property known as: **415 High Street, Nashville, TN 37211.**

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), their heirs and 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), 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 my/our hand(s) this the 19th day of December, 2024.

Kerry Housley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of December, 2024, before me personally appeared Kerry Housley, 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 19th day of December, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 19th of December, 2024 (date of document).

Affiant Signature

Dec. 23, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19th day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027