20241400R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $432,000.00. Affiant Subscribed and sworn to before me, this the 10th day of January, 2025. Notary Public My commission expires: 12/17/2028

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson
Batch # 1226261
01/14/2025 10:54:51 AM
Fees: $13.00 Taxes: $1,598.40

Davidson County
DEEDWARR
2 pgs

20250114-0002845

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Karleen Berry	New Owner	**116-12-0D-522.00-CO**
217 Burlington Place		
Nashville, TN 37215		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Malinda Davenport Crisp, Executrix of the Estate of Pamala Winsted Davenport

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karleen Berry, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 522, on the Plan of Burlington Condominium, of record in Plat Book 5200, pages 403-406 and revised in Plat Book 5200, page 490, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Burlington Condominium, Plat of Phase I, a horizontal property regime established by Master Deed of record in Book 6011, page 653, amended in Book 6194, page 440, Book 6362, page 405 and Instrument No. 20191202-0123588, Register's Office.

Being the same property conveyed to PAMALA W. DAVENPORT, UNMARRIED, by deed from MARIAN C. MCKINNEY, UNMARRIED, of record in Instrument No. 20050316-0028854, dated March 15, 2005, said Register's Office.

PAMALA W. DAVENPORT, also known as PAMALA WINSTED DAVENPORT, died testate on or about August 13, 2024. Pursuant to her will of record in Docket No. 24P2161 of record in the Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be under the control of the Executrix and distributed as directed.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X__) unimproved (____) property known as 522 Armistead Place, Nashville, TN 37215

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[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 8TH day of January, 2025:

Estate of Pamala Winsted Davenport

By: Malinda Davenport Crisp
Name: Malinda Davenport Crisp
Title: Executrix

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

ESTATE ACKNOWLEDGEMENT

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Malinda Davenport Crisp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Executrix of the within named bargainor, an Estate, and that she as such Executrix, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Malinda Davenport Crisp as such Executrix.

Witness my hand, at office, this 8TH day of January, 2025.

My Commission Expires: 5/13/28

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Ashworth & Rye, PLLC
237 2nd Avenue South
Franklin, TN 37064