Karen Johnson Davidson County
Batch# 1230914 DEEDWARR
01/28/2025 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20250128-0006308

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23748-AP

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2025.

Notary Public
My Commission Expires: _____

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Gilley 216 Berry St. Nashville, TN 37207	AmerisBank 1850 Parkway Place #400 Marietta, GA 30067	082-07-0-253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas Eddie Ferrell, II, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Gregory Gilley, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 126, together with the westerly part of Lot No. 125, Map of Bryans Addition to Edgefield, according to survey and plat of same appearing of record in Book 21, page 63, in the Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Berry Street, 383 1/3 feet west of the westerly margin of Meridian Street, or Avenue, said point being 33 1/3 feet west of the corner of lots No. 124 and 125; thence southerly 165 feet to the northerly margin of an alley; thence with the margin of the same, westerly 33 1/3 feet; thence northerly 165 feet to the southerly margin of Berry Street; thence with the margin of the same easterly 33 1/3 feet to the beginning.

Being the same property conveyed to Thomas Eddie Ferrell II, an unmarried man by Warranty Deed from Lamont Jordan, a married man, dated Marh 25, 2022, recorded March 28, 2022, of record in Instrument No. 20220328-0035149, Register's Office for Davidson County, Tennessee.

This is improved property located at: **216 Berry Street, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 17th day of January, 2025.

GRANTOR:

Thomas Eddie Ferrell, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Eddie Ferrell, II, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of January, 2025.

Notary Public
My Commission expires: 3/22/2028

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/22/2028

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Jan 24, 2025 (date of document).

Affiant Signature

Jan. 24, 2025

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24 day of Jan, 2025

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25