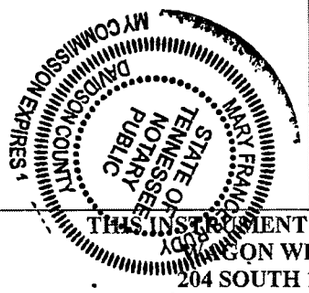
Karen Johnson
Batch # 1248338
03/20/2025 08 32 28 AM
Fees $13 00 Taxes $5,920 00

Davidson County
DEEDWARR
2 pgs

20250320-0020141

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,599,999.00. Affiant Subscribed and sworn to before me, this the 14th day of March, 2025. Notary Public My commission expires: 11-3-25



THIS INSTRUMENT WAS PREPARED BY
DRAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-ORE-25-413

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles Marchant Berard and Abigail A. Berard	Pinnacle Bank	083-10-0-016.00
413 North 16th Street	150 3rd Ave S. #1000	
Nashville, TN 37206	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATIE ANN MCPHERSON AND JAMES BRICE MCPHERSON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES MARCHANT BERARD AND ABIGAIL A. BERARD, HUSBAND AND WIFE,** 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 Lots Nos. 251, 252, part of Lot 245 and the Westerly 35.5 feet of Lot 246 on the Map of McEwen Place as of record in Book 332, Page 133, Register's Office for said County, being more particularly described as follows:

Beginning on the Easterly margin of North 16th Street at a point 60.0 feet South of the Southerly margin of McEwen Avenue, said point being the corner of Lots Nos. 250 and 251 ; thence with the Easterly margin of North 16th Street, Southwardly 60.0 feet to the corner of Lots Nos. 252 and 253; thence with the line between said two lots, and with the line between Lots Nos. 244 and 245, Eastwardly 147.5 feet; thence Northwardly 10.0 feet; thence Eastwardly 23.5 feet; thence at right angles Northwardly 50.0 feet to the line between Lots Nos. 246 and 247; thence with the line between said two lots and with the line between Lots Nos. 250 and 251, Westwardly 171.0 feet to the Beginning

Being the same property conveyed to Katie Ann McPherson and James Brice McPherson, wife and husband by Warranty Deed from Kevin M. Warren and Tessa Atkins Warren, husband and wife of record in Instrument No. 20201026-0123954 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 26, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 413 North 16th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of March, 2025.

Katie Ann McPherson

James Brice McPherson

STATE OF COLORADO
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Katie Ann McPherson and James Brice McPherson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of March, 2025.

Notary Public

My Commission Expires: 8/10/2028

DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030446
MY COMMISSION EXPIRES AUGUST 10, 2028