WARRANTY DEED

Karen Johnson Davidson County
Batch# 1325739 DEEDWARR
09/23/2025 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50
20250923-0075805

File #25-TL-5170-222

(SEAL)

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/3/2029
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 06/03/2029

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)
Cassandra Berry	Novus Home Mtg.	
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #222	20225 Water Tower Blvd	**163 05 0B 096.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	#400 Brookfield, WI 53045	
(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,

ADAM WADE HERBISON, AN UNMARRIED MAN,

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

CASSANDRA BERRY, UNMARRIED WOMAN,

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 Lot No. 96 on the Plan of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), PHASE II, MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES) of record in Plat at Instrument No. 200007060066999, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam Wade Herbison, an unmarried man, by Warranty Deed from Samuel J. Sterk and wife, Brette C. Sterk, of record in Instrument No. 20170818-0084977, Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 18, 2017.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of A HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT) PHASE II MILL PARK (FORMERLY HICKORY HOLLOW TOWNHOMES), as recorded in Instrument No. 200007060066999.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY HOLLOW TOWNHOMES, BOUNDARY & SUBDIVISION PLAT, as recorded in Plat Book 9700, Pages 538 and 539.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425, as amended in Book 11167, Page 757 and in Instrument Nos. 20011016-0112643, 20020506-0055107, 20021017-0127808 and 20141231-0119109 and Amendment to Bylaws of record in Book 11167, Page 759 and as Supplemented in Instrument No. 20010712-0074528 and Parking Rules recorded in Instrument No. 20080304-0021743 and Architectural Change Request Procedures recorded in Instrument No. 20110208-0011084 and Rules and Regulations recorded in Instrument Nos. 20140717-0063137, 20140902-0079467, 20160223-0017010 and 20161028-0113925.
* Easement recorded in Book 11378, Page 991 and Instrument No. 20170206-0012426.
* Charter for Mill Park Homeowners Association, Inc. recorded in Book 10719, Page 419.
* Common Open Space Deed recorded in Book 11221, Page 249 and in Instrument No. 20010712-0074529.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 5170 Hickory Hollow Parkway, #222, Antioch, TN 37013.

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 18 day of September, 2025.

Adam Wade Herbison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of September, 2025, before me personally appeared Adam Wade Herbison, 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 18 day of September, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Certificate of Authenticity

I, Joshua A. Terry, 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 9118125.

Affiant Signature – Joshua A. Terry

9122125

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9122125.

Notary Public

My Commission Expires: 5-10-29

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON