Karen Johnson Davidson County
Batch# 1333235 DEEDWARR
10/10/2025 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20251010-0081293

WARRANTY DEED

2025-09-3360

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of October, 2025.

(Affix Seal) Notary Public

My Commission Expires: _____

KATHLEEN HALE MCCLELLAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires Nov 1, 2028

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Wilson Smith and Lauren Pashley 4804 Danby Drive Nashville, TN 37211	NEW OWNER	Map/Parcel 147-01-0-263.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Greer Berry and Lindsey Berry, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Wilson Smith, an unmarried man, and Lauren Pashley, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the GRANTEE, their heirs 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. 198 on the plan of Section One (Revised), Caldwell Hall, of record in Book 2900, Page 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Greer Berry and Lindsey Berry, husband and wife by Warranty Deed from Black Star Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200804-0086084 Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on August 04, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien a lien now due with taxes having been paid at the time of this conveyance, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4804 Danby Drive, 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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 10 day October, 2025.

Andrew Greer Berry

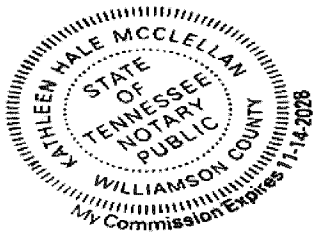
Lindsey Berry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10 day of October, 2025, before me personally appeared Andrew Greer Berry and Lindsey Berry, 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 10 day of October, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/10/2025.

Date

Affiant Signature

10/10/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-12-2029