WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 31, 2027

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Robert Blake Berry and Christina Marie Berry, Husband and Wife	**Robert Blake Berry and Christina Marie Berry**	44-15-310
(NAME)	**201 Due West** (NAME)	
1204 Berry Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Mt. Juliet Tn, 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20251836

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Zachary V. Toby and Abbey M. Martin, Husband and Wife** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robert Blake Berry and Christina Marie Berry, Husband and Wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 143 on the Plan of Section C, Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Zachary V. Toby and Abbey M. Martin, husband and wife, by Warranty Deed from Jeffrey Allen Whitely and wife, Susan Whitely, dated 09/03/2021, and filed of record in Inst. No. 20210907-0119283, Register's Office for Davidson County, Tennessee.

Subject to easements appearing of record in Book 1942, page 318, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1204 Berry Street, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 1349860 DEEDWARR
11/21/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20251121-0093330

Witness my hand this 21st day of November, 2025

Zachary V. Toby

Abbey M. Martin

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Zachary V. Toby and Abbey M. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of November, 2025.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
My Comm. Expires
June 23, 2027

Tennessee Certification of Electronic Document

I, Marty Berry, 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 11/21/25 (date of document).

Affiant Signature

11/21/25
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 21 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 3-7-2026

NOTARY'S SEAL

