Karen Johnson Davidson County
Batch# 1401471 DEEDWARR
04/02/2026 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20260402-0026816

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is **$355,000.00.** Josephine R. Clarke **Affiant** Subscribed and sworn to before me This 31st day of March, 2026. AMYAN SINDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2030 **Notary Public** My Commission Expires: 3/5/2030

Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Kabir Bery, 102 Donelsonwood Dr. Nashville, TN 37214	New Owners	104-08-0D-005.00-CO

This instrument was prepared by: Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars **($10.00)**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015** (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kabir Bery*** (The "Grantees"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

* an unmarried man

Being Lot No. 24 on the Plan of Donelsonwood, First Addition, as of record in Plat Book 2083, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary L. Hart and Stephana Claire Hart, Trustees of the Hart Family Revocable Living Trust Agreement dated June 23, 2015 by Quitclaim deed from Gary L. Hart and wife, Claire Hart, of record in Instrument No. 20150820-0084165, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 102 Donelsonwood Dr. Nashville, TN 37214

This conveyance is subject to the following:

1. Subject to all matters of record in Plat Book 2083, Page 83, said Register's Office.
2. Taxes for 2026 and subsequent years, a lien not yet due and payable. Map & Parcel: 09602002200

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of March 2026.

Grantors:

By: Gary L. Hart, as Trustee

By: Stephana Claire Hart, as Trustee

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named Gary L. Hart, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 2026.

Notary Public

My Commission Expires: 3/5/2030

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named, Stephana Claire Hart, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 2026.

Notary Public

My Commission Expires: 3/5/2030

AMYAN SINDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-5-2030

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 3/31, 2026.

Affiant
Date: April 1, 2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 1 day of April 2026.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026.

