10-A

Karen Johnson
Batch # 1415588
05/05/2026 10:27:06 AM
Fees: $13.00 Taxes: $1,202.50
Davidson County
DEEDWARR
2 pgs
20260505-0040115

WARRANTY DEED

M.R. SCHODROSKI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF May, 2026

M.R. Schodroski
Notary Public

MY COMMISSION EXPIRES: 02/03/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Soriano and Tina Soriano	Gary Soriano and Tina Soriano	
(NAME)	(NAME)	
1533 White Tip Lane	384 Oak View Drive	182 15 0C 038.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Pike Road, AL 36064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **CHRISTOPHER STEVEN BEERY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY SORIANO AND TINA SORIANO, 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:

Land in Davidson County, Tennessee, being Unit No. 38, Lot 158, of the TOWNHOMES OF CLOVER GLEN, PHASE IB, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394 and Instrument No. 20230313-0018001, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, CLOVER GLEN, PHASE IB, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Christopher Steven Beery, a single man, by Warranty Deed from David Oehlers and Edwina M. Oehlers, husband and wife, of record in Instrument No. 20210303-0027214, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 03, 2021.

Margaret Beery joins in this conveyance for the purpose of conveying any and all right, title and interest she may have, martial or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1533 White Tip Lane, Antioch, TN 37013
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of May, 2026

CHRISTOPHER STEVEN BEERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher Steven Beery, the bargainor, 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 this 1st day of May, 2026.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Commission expires:

Notary Public

Witness my hand this 1st day of May, 2026

MARGARET BEERY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Beery, the bargainor, 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 this 1st day of May, 2026.

D DYLAN POTTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 10-22-2029

Commission expires:

Notary Public