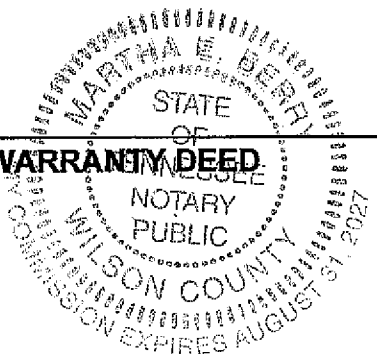
Karen Johnson Davidson County
Batch# 1418081 DEEDWARR
05/08/2026 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,328.98
20260508-0041793



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,725.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF May 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
103 S Broadway St, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brock Fortner	Brock Fortner	091 06 0 375.00
(NAME) 5410A Kentucky Avenue	(NAME) 5410A Kentucky Avenue	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, I/we Daniel Patrick Berry, Trustee and Megan Elizabeth Berry, Trustee The Daniel and Megan Berry Revocable Living Trust dated November 8, 2024, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto BROCK FORTNER UNMARRIED AND RENA ADDISON KELLY, UNMARRIED hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 1315 of Block 184 on Plan No. 1 West Nashville of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Berry and Megan E. Berry, joint tenants with right of survivorship by Warranty Deed from Gianikas Contractors, Inc., dated 05/26/2016, of record in Instrument No. 20160527-0053616, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel Patrick Berry and Megan Elizabeth Berry, Trustees of the Daniel and Megan Berry Revocable Living Trust dated November 8, 2024 by Quitclaim Deed from Daniel Berry and Megan Berry, a married couple, dated 11/08/2024, of record in Instrument No. 20241121-0090738, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 5410A Kentucky Avenue, Nashville, TN 37209
(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 GRANTEE(S), his/her/their 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), his/her/their 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 8 day of May, 2026.

The Daniel and Megan Berry Revocable Living Trust dated November 8, 2024

By: _____
Daniel Patrick Berry, Trustee

By: _____
Megan Elizabeth Berry, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel Patrick Berry and Megan Elizabeth Berry, Trustees of The Daniel and Megan Berry Revocable Living Trust dated November 8, 2024 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the within named bargainor and that he/she executed the foregoing instrument of his/her own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 8th day of May, 2026.

_____
Notary Public:

My Commission Expires: _____

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

RETURN TO:
Stewart Title Company
103 S Broadway St
Portland, TN 37148

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 5/8/26 (date of document).

Affiant Signature

5/8/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 8 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

