Karen Johnson Davidson County
Batch# 1469876 DEEDWARR
09/08/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260908-0083158

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Megan Elizabeth Berwick 505 Coffee Street Nashville, TN 37208	New Owner	081 08 2Q 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James William Pack and Julie Amber Pack, husband and wife,** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Megan Berwick, an unmarried woman,** ("Grantee") all of our right, title and interest in and to that certain real property known as 505 Coffee Street, Nashville, TN 37208, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

The following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "C" to the "Declaration of Covenants, Conditions and Restrictions for 507 Coffee Street Townhomes" of record in Instrument Number 20160602-005515, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James William Pack and Julie Amber Pack, husband and wife, by Quit Claim Deed from James William Pack, who acquired title as James W. Pack, a single man, dated October 27, 2021, and recorded November 04, 2021, of record in Instrument No. 20211104-0147831, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Pack, a single man, by Warranty Deed from Double Sun Construction, LLC, dated July 20, 2016, and recorded July 27, 2016, of record in Instrument No. 20160727-0077388, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 505 Coffee Street, Nashville, TN 37208.

This conveyance is subject to all restrictions, easements and planning documents of record.

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, her heirs and assigns forever; and we do covenant with the said GRANTEE) 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said, **Grantors**, hereunto set by hands and seals this 3rd day of September, 2026.

James William Pack

Julie Amber Pack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2026, before me personally appeared **James William Pack and Julie Amber Pack**, 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 3rd day of September, 2026.

Notary Signature
My commission expires: 5/29/2030

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary Public
My commission expires: _____

AUDRA D CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-17-2028

Certificate of Authenticity

I, [signature], 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 9-3-26 (date of document).

[signature]
Affiant Signature

Date: 9-3-26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of September, 2026.

[signature]
Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER