This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 411113 DEEDWARR
06/05/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,409.70
20200605-0058237

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Tyler Watson and Morgan Watson 1310 B Porter Road Nashville, TN 37206	Churchill Mortgage Corporation 1749 Mallory Lane, Suite 100 Brentwood, TN 37027	083031H00100CO

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Mermen Properties, LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tyler Austin Watson and Morgan Rae Watson, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Unit no. B on the Place of 1310 Porter Road, a townhouse planned unit development, a Horizontal Property Regime with private elements having been established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20160728-0077858, and further amended in Instrument Number 20170127—0009251, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Mermen Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Zachariah Kanet, unmarried, dated 04/15/2019, and recorded in Instrument No. 20190509-0043537, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 1310 B Porter Road, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of May, 2020.

Mermen Properties, LLC, a Tennessee Limited Liability Company

By: _____(SEAL)
Billy Tatom, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Taylor Anderson of the state and county mentioned, personally appeared Billy Tatom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Mermen Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Billy Tatom as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN this 27th day of May, 2020.

Taylor Anderson
Notary Signature

Printed Name: Taylor Anderson

My commission expires: 07-03-2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

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 under 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 $381,000.00, 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
27th day of May, 2020.

Notary Public
My commission expires: 2/20/2023
File No. 2020-143

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L. Tolley, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/20/2022

