Name and Address of New Owner:
Eric L. Meriwether and Tempest Meriwether
1825 St Andrews Dr
Murfreesboro, TN 37128

Karen Johnson Davidson County
Batch# 472607 DEEDWARR
09/09/2020 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $669.70
20200909-0102667

Send Tax Bills To:
CMG Financial
3160 Crow Canyon Road, Suite 400
San Ramon, CA 94583

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 150-11-0-069

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, **Yvonne DeCosta, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eric L. Meriwether and Tempest Meriwether, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Towne Village of the Country, Section Two, of record in Plat Book 5200, Page (s) 176 and 177, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 177, being a corner lot, fronts 105 feet on the Northeasterly margin of Towne Village Road and fronts 55 feet on the Southerly margin of New Towne Road, said frontages being joined by a curve measuring 39.27 feet. The Northeasterly line extends back 130 feet and intersects the Southerly line which measures 80 feet thereon.

Being the same property conveyed to Yvonene DeCosta by Warranty Deed from the Estate of Jo-Ann Salyer, deceased, dated September 3, 2020 and recorded September 9, 2020 as Instrument No. 20200909-0102450, Register's Office for Davidson County, Tennessee.

NOTE: This property has never served as the primary marital residence for Grantor herein.

Being also known as 3328 New Towne Road, Nashville, Tennessee 37013.

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 3rd day of September, 2020.

Yvonne DeCosta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of September, 2020, before me personally appeared Yvonne DeCosta, 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, 2020.

Bailey Wind
Notary Signature
My commission expires: 10-2-2023

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

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 $181,000.00, 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, 2020.

Notary Public

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

True Copy Certification

I, Steve Berneman 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 Davidson

Personally appeared before me, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021