Karen Johnson Davidson County
Batch# 659883 DEEDWARR
06/18/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210618-0082740

Name and Address of New Owner:
Veronica Monreal and Valeria Crosby
5238 Green Leaf Drive
Nashville, TN 37211

Send Tax Bills To:
Veronica Monreal and Valeria Crosby
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 161080A00100CO

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, **Terron D. Mercer and Dana K. Mercer, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Valeria Crosby, a single woman and Veronica Monreal, a married woman as joint tenants with rights of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 1, together with the easements pertinent to said unit as established by the Master Deed of Greenleaf Drive Townhome Plat of record in Instrument No. 20090925008972 a resubdivision of Lot 3 on the Plan of Greenleaf Heights Subdivision, the same being a part of the re-subdivision of Reserve Parcel "B", Greenleaf Heights, as of record in Plat Book 6200, page 665, amended in Book 7426, page 454, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terron D. Mercer and Dana K. Mercer, husband and wife, by Warranty Deed from Nader Karshenas, unmarried, recorded on October 19, 2009, of record in Instrument No. 20091019-0096367, Register's Office for Davidson County, TN.

This is improved property known as 5238 Green Leaf Dr., Nashville, TN 37211.

This property is not the marital residence of Veronica Monreal.

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 11th day of June, 2021.

_____(SEAL)
Terron D. Mercer

_____(SEAL)
Dana K. Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of June, 2021, before me personally appeared Terron D Mercer and Dana K Mercer, 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 11th day of June, 2021.

Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

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 $285,000.00, 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
11th day of June, 2021

Notary Public
My commission expires:_____
File No. 2021-2737

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

