Karen Johnson Davidson County
Batch# 670911 DEEDWARR
07/02/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210702-0090366

GENERAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

MHPS Title & Escrow
1935 21st Avenue South, Suite 100
Nashville, TN 37212

PROPERTY OWNER/SEND TAX BILLS TO:

12b Fern LLC
917 Titans Way
Dalton, TN 37080

Tax Identification: **071-14-0A-002-00** *one in the same as Ross Wilks

For good and valuable consideration received, **Samuel Ross Wilks** (Hereinafter "Grantor"), does hereby sell and convey unto **12 B Fern LLC** (Hereinafter "Grantee"), the following described real estate:

Land in Davidson County, Tennessee, being Unit 12B in Homes at 12 Fern Avenue, a Horizontal Property Regime with Private Elements, and shown on the Declaration recorded on October 26, 2015 in Instrument No. 20151026-0108840; Amended by Scrivener's Affidavit recorded December 01, 2015 in Instrument No. 20151201-0121115 in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel Ross Wilks, a single man, by Warranty deed from Eight-Nine King Development, LLC, of record in Instrument No. 20170606-0056528, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017 and recorded on June 06, 2017.

TO HAVE AND TO HOLD unto Grantee in fee simple, Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. 29th day of June, 2021

By: Ross Wilks, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ross Wilks, the within named bargainor, with whom I am personally acquainted or (who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of June, 2021.

Shanae McFerrin
NOTARY PUBLIC

My Commission Expires: 5-5-2025

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $715,000, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Ross Wilks
AFFIANT

Sworn to and subscribed before me on this the 30th day of June, 2021.

Shanae McFerrin
NOTARY PUBLIC

SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, 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, Jennifer Morgan, a notary public for this county and state, Jackson Bond 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: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024