Name and Address of New Owner:
Lauren Eppinger and Luis Fernando Lopez Gonzalez
412 Lockland Drive
Nashville, TN 37206

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 753199 DEEDWARR
11/12/2021 08:42:30 AM 4 pgs
Fees: $23.00 Taxes: $2,590.00
20211112-0150576

Map & Parcel No: 083-10-0-067

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, **Vertical Infill, Inc., a California corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Lauren Eppinger and Luis Fernando Lopez Gonzalez, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 176 and the southerly 20 feet of Lot No. 177, on the Map of McEwen Place of record in Plat Book 332, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vertical Infill, Inc. by Warranty deed from Music City Financial, LLC. of record in Instrument No. 20210203-0015970, Register's Office for Davidson County, Tennessee, dated December 24, 2020 and recorded on February 03, 2021.

Being also known as 412 Lockland Drive, Nashville, Tennessee 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 4th day of November, 2021.

Vertical Infill, Inc., a California corporation

By: _____(SEAL)
Dean L. Welsh, Secretary

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, personally appeared Dean L. Welsh, 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 secretary of Vertical Infill, Inc, the within named bargainor, a California corporation, and that such Dean L. Welsh as such secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the secretary.

Witness my hand and seal, at office, this _____ day of November, 2021.

_____
Notary Signature

My commission expires:

SEE ATTACHED CALIFORNIA CERTIFICATE
Raymond Cody Cecil
November 4, 2021

AFFIDAVIT OF VALUE

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 $700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn to and subscribed before me this 5th day of November, 2021.

_____
Notary Signature
My commission expires: 4/26/2025

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT **CIVIL CODE SECTION 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On November 4, 2021 before me, Raymond Cody Cecil, Notary Public

personally appeared Dean L. Welsh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Raymond Cody Cecil
COMM. #2323033
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Mar 19, 2024

I certify under PENALTY OF PERJURY under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Description of Attached Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) other than named above: _____

Certificate of Authenticity

I, Beth Cooper, 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 **November 4, 2021**.

Affiant Signature

11/04/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

4th day of **November**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON