Name and Address of New Owner:
Cortland Daws
3362 Mimosa Drive
Nashville, TN 37211

Send Tax Bills To:
NEW OWNER

Karen Johnson Davidson County
Batch# 779162 DEEDWARR
12/23/2021 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,618.75
20211223-0169662

This Instrument Prepared By:
Alexandra Ponce
CLOSED LLC
110 Center Park Drive
Suite 102
Knoxville, TN 37922

Map & Parcel No: 133-07-0-156.00

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 **Cortland Daws, an unmarried man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Being land in Davidson County, Tennessee, being Lot No. 119 on the Subdivision of Glencoe Acres, a plan of which is recorded in Book 1835, Pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Westerly margin of Marcus Drive, said point being the common corder of Lots Nos. 119 and 128; thence with the line between Lots Nos. 119 and 128 in a Southwesterly direction 124 feet to a point, said point being the common corner of Lots Nos. 119, 120, 128; thence in a Southeasterly direction with the common line of Lots Nos. 119 and 120, 132.6 feet to a point in the Northerly margin of Mimosa Drive; thence with the curve having a radius of 25 feet along the margin of the intersection of Mimosa Drive; thence with the Westerly margin of Marcus Drive in a Northwesterly direction 105.5 feet to the point of beginning.

Being the same property conveyed to Thomas Darrel Lyle and wife, Pandora Sue Lyle, by deed dated April 5, 2019, and recorded April 12, 2019, from Charlene Lyle and Carol Clark, of record in Instrument Number 20190412-0033411 and being the same property conveyed to Vertical Infill, Inc., A California Corporation, by deed dated April 23, 2021, and recorded April 28, 2021, from Thomas Darrel Lyle and wife, Pandora Sue Lyle, of record in Instrument Number 20210428-0056510, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3362 Mimosa Drive Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 17 day of December, 2021.

Vertical Infill, Inc., a California Corporation

By: Dean L Welsh (SEAL)

Dean L. Welsh, Authorized Agent

STATE OF Florida
COUNTY Manatee

Before me, the undersigned, of the state and county mentioned, personally appeared, via audio visual communication, 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 Authorized Agent of Vertical Infill, Inc., the within named bargainor, a California Corporation, and that such Dean L. Welsh as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Authorized Agent.

Witness my hand and seal, at office in, this 17 day of December, 2021.

Patricia B Fradette
Notary Signature ~~Patricia B. Fradette~~

Notarized Online Using Audio-Video Communication

My commission expires: 12/28/2023

Personally Known: ____ *OR Produced Identification:* ✓
Type of Identification Produced: ~~DRIVER LICENSE~~

PATRICIA B FRADETTE
Notary Public - State of Florida
Commission # [illegible]
Expires on [illegible]

Notarized online using audio-video communication

Online Notary

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 $437,500.00, 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 TN
COUNTY RUTHERFORD

Sworn to and subscribed before me this 17 day of December, 2021.

Notary Signature
My commission expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Alexandra Ponce, 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 12/17/2021 (date of document).

A Ponce
Affiant Signature

12/15/2021
Date

State of FLORIDA

County of BROWARD

Sworn to and subscribed before me this 15 day of December, 2021.

CHRISTINE GIRRBACH
Notary Public - State of Florida
Commission # GG 948872
My Comm. Expires Jan 20, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/20/24

NOTARY'S SEAL