This instrument prepared by:
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File Number: 3-15012-kp-LV

Karen Johnson Davidson County
Batch# 783589 DEEDWARR
01/04/2022 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20220104-0000995

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $365,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2021.

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cansin Hardy-Egritag 2459 Baker Road Goodlettsville, TN 37072	Mortgage Research Center, LLC DBA Veterans United Home Loans 1400 Veterans United Drive Columbia, MO 65203	006 00 0 036.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Riley Brewer and Mariah Brewer f/k/a Mariah Ferber, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cansin Hardy-Egritag, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land situated about 5-1/2 miles North of Goodlettsville, in the 10th Civil District, and described according to a survey by Odo E. Rhodes, surveyor, September 19, 1963, as follows:

Beginning at the Southwest corner in the center of Bakers Station Road; said point being Westerly with the center of road 1901 feet from a walnut tree in the East boundary line of the Myers tract at the South edge of road; thence North 53-3/4 degrees East with Myers and just South of a drain 460 feet to twin cherries in the right of way line of the L & N R.R.; thence North 28 degrees West, with the R.R. 200 feet to a stake; thence South 49 degrees West with Myers 583 feet to the center of Bakers Station Road; thence South 69-1/2 degrees East 176.5 feet with road to the beginning. This property is also identified as Parcel No. 006 00 0 036.03.

Being the same property conveyed to Riley Brewer and Mariah Ferber, tenants in common with rights of survivorship, by Warranty Deed from Jacob Lee Swayze, a single man, of record in Instrument No. 20200313-0028143, in the Register's Office of Davidson County, Tennessee, dated March 10, 2020 and recoded on March 13, 2020.

Being the same property conveyed to Jacob Lee Swayze by Quitclaim Deed from Erin E. Mercer-Swayze, of record in Instrument No. 20190620-0059678, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded on June 20, 2019. Also See Marital Dissolution Agreement/Divorce Decree recorded between Erin Mercer Swayze vs. Jacob Lee Swayze in Docket No. 19D567.

Being the same property conveyed to Erin E. Mercer-Swayze and Jacob Lee Swayze, wife and husband, by Warranty Deed from Amanda Dean, Successor Trustee for The Lovell Baker Trust, of record in Instrument No. 20150820-0084011, in the Register's Office of Davidson County, Tennessee, dated August 19, 2015 and recorded on August 20, 2015.

This is improved property located at: **2459 Baker Road, Goodlettsville, TN 37072.**

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2021.

GRANTOR:

Riley Brewer

Mariah Brewer

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Riley Brewer and Mariah Brewer, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2021.

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission expires: 10/23/2023

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 12/22/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/22/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** December, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM