Karen Johnson Davidson County
Batch# 785810 DEEDWARR
01/10/2022 11:09:30 AM 3 pgs
Fees: $18.00 Taxes: $2,386.50
20220110-0002585

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-12-140
Parcel ID: 072 06 4E 001.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brian Ross 1317 26th St. Santa Monica, CA 90404	Homebridge Financial 194 Wood Ave S. 4th Flr Iselin, NJ 08830	Map/Parcel 072 06 4E 001.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kenneth William Meyer, Jr, a single man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Brian Ross, an unmarried man,** ("Grantee") all of his right, title and interest in and to that certain real property known as 1211A Keller Avenue, Nashville, TN 37216 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, Being Unit A on the plan included as exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for "1211 Keller Avenue Residences", of record in Instrument Number 20180626-0061539, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth William Meyer, Jr., an unmarried man, by Quitclaim Deed from Kenneth William Meyer, Jr., unmarried and Shannon Marie Doody, Unmarried, as Joint Tenants with Right of Survivorship of record in Instrument No. 20200107-0002302 in the Register's Office of Davidson County, Tennessee, Dated December 27, 2019 and recorded on January 07, 2020.

Being the same property conveyed to Kenneth William Meyer, Jr., unmarried and Shannon Marie Doody, Unmarried, as Joint Tenants with the Right of Survivorship by Warranty Deed from Nashville Jersey Holdings, LLC dba Twelve Eleven Keller LLC, of record in Instrument No. 20190514-0045094 in the Register's Office of Davidson County, Tennessee, Dated May 10, 2019 and recorded on May 14, 2019.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of December, 2021.

Kenneth William Meyer, Jr

SUBSCRIBED AND SWORN
TO BEFORE ME TODAY 12/27/2021
DR. CHRIS CASTILLO
N° 31-5012537
Comm. Exp. on June 15, 2023
Notary Public, State of NY
Qualified in Bronx County
Cert. Filed in NY County

STATE OF NY
COUNTY OF Bronx

On this ___ day of December, 2021, before me personally appeared Kenneth William Meyer, Jr., 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 27 day of December, 2021.

Notary Signature
My commission expires: 6/15/2023

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 pursuant to 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 645,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Patricia Green
AFFIANT

Sworn to and subscribed before me this 28th day of December, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

Eliza Whitfield
Notary Public
My commission expires: 5-5-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 01/03/2022 ____ (date of document).

Affiant Signature

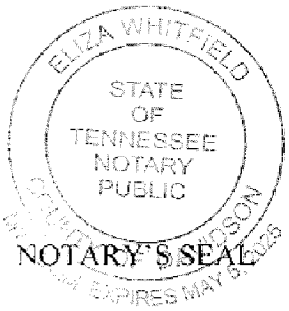
01/03/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3rd day of January, 2022.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025