Name and Address of New Owner:
Jacob Fowler and Amy Fowler
685 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 816102 DEEDWARR
03/04/2022 02:25:49 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20220304-0025175

Map & Parcel No: 14714014100

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, **Alejandro Mercado, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jacob Fowler and Amy Fowler, husband and wife, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 427 on the Plan of Candlestick Farms, Section 4, as of record in Book 3600, Page 71 in the 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 Alejandro Mercado, an unmarried man by Warranty Deed from Home Cap, Inc., a Tennessee Corporation, dated April 13, 2021, of record in Instrument No. 20210507-0061375, in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 685 Brewer Drive, Nashville, TN 37211

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-BOR-22-685

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of March, 2022.

_____ (SEAL)
Alejandro Mercado

_____ (SEAL)
Lauren Vagt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2022, before me personally appeared **Alejandro Mercado and Lauren Vagt**, 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 1st day of March, 2022.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

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 **$465,000.00**, 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 1st day of March, 2022.

_____
Notary Signature
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024