Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-SH-22-0

Name and Address of New Owner:
Taylormade Contracting LLC
Carl Miller Drive
Nashville, TN 37013

Send Tax Bills To:
Taylormade Contracting LLC
710 A Oneida Ave., Nashville 37207

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 869480 DEEDWARR
06/10/2022 10:49:10 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20220610-0066295

Map & Parcel No: 17204000700

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, **Terron Mercer, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Taylormade Contracting LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, being Reserve Parcel 7 on the Plan of Section 1, Monte Carlo Estates, of record in Book 4675, Page 68, 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 Terron Mercer by Warranty Deed from Amir Karshenas, unmarried, recorded on April 8, 2014, of record in Instrument No. 20140408-0029239, Register's Office for Davidson County, TN.

This is property also known as 0 Carl Miller Dr., Antioch, Tn 37013.

Subject property is not now, nor has it ever been primary residence of Grantor.

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 1st day of June, 2022.

_____(SEAL)
Terron Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2022, before me personally appeared Terron Mercer, 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 June, 2022.

_____
Notary Signature
My commission expires:

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

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 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 $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
1st day of June, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4603-RS

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026