Karen Johnson Davidson County
Batch# 879147 DEEDWARR
06/28/2022 08:27:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20220628-0073873

Name and Address of New Owner:
Facilities Development Group, LLC
101 Westpark Drive, Ste 140
Brentwood, TN 37027

Send Tax Bills To:
New Owner

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

Map & Parcel No: 172-04-0-013

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**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Facilities Development Group, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennesee, described as follows, to-wit:

Land in Davidson County, Tennesee, being Reserve Parcel 13 on the Plat of Section One, Monte Carlo Estates, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terron Mercer by Warranty Deed from Nader Karshenas, recorded on June 23, 2015 and of record in Instrument No. 20150623-0060062, Register's Office for Davidson County, Tennessee.

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 22nd day of June, 2022.

_____(SEAL)
Terron Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd 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 22nd 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 $200,000.00, 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 22nd day of June, 2022.

_____
Notary Public
My commission expires:_____
File No. 2022-4530-RS

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

I, Andy Maloney, 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 6/22/2022 (date of document).

_____
Affiant Signature
Date 6/22/2022

State of TN
County of Williamson

Sworn to and subscribed before me this 22 day of June, 2022

_____
Notary's Signature
MY COMMISSION EXPIRES: 10/26/24

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY