WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 927374 **DEEDWARR**
10/11/2022 10:39:06 AM 2 pgs
Fees: $13.00 Taxes: $1,135.90

20221011-0111216

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mauricio Alejandro Mercado and Kelly Mercado, husband and wife 1932 Shaylin Loop Antioch, TN 37013	OCMBC 19000 MacArthur Blvd Suite 200 Irvine, CA 92612	173-05-0A-116-00

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, **David R. Suggs, Jr. and Michelle R. Suggs**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mauricio Alejandro Mercado and Kelly Mercado, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, being Lot No. 116 (One Hundred Sixteen) on the Plan of Barnes Crossing, a Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to David R. Suggs, Jr., Michelle R. Suggs, husband and wife, Jason J. Lukawitz and Geta Lukawitz, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated 12/28/2006, of record in Instrument 200701020000617, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David R. Suggs, Jr. and Michelle R. Suggs, husband and wife, as tenants by the entireties by Quitclaim Deed from David R. Suggs, Jr. and Michelle R. Suggs, husband and wife, and Jason J. Lukawitz and Geta Lukawitz. husband and wife, dated 07/31/2013, of record in Instrument 201308050081730, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1932 Shaylin Loop, Antioch, TN 37013

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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 29th day of September, 2022.

David R. Suggs, Jr.

Michelle R. Suggs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David R. Suggs, Jr. and Michelle R. Suggs with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 29th of September, 2022.

Notary Public

My Commission Expires 3/7/2023

(SEAL)

