Karen Johnson Davidson County
Batch# 948815 DEEDWARR
12/07/2022 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.13
20221207-0127624

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $434,900.00.

Affiant

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 2nd day of December, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-522

Address of New Owner:	Send Tax Bills to:	Tax Information:
Verlon Lloyd Fosner and Melodee S. Fosner	Canopy Mtg. LLC	
1708 Litton Avenue	300 Technology Ct. Ste 200	072-12-0-212.00
Nashville, TN, 37216	Lindon, UT 84042	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Mikal Mercado, unmarried and Shannon Mercado, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Verlon Lloyd Fosner and Melodee S. Fosner, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page(s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mikal Mercado and Shannon Mercado, husband and wife by Warranty Deed from Mid Tenn Properties, LLC. of record in Instrument No. 20190328-0027928, Register's Office for Davidson, Tennessee, dated March 22, 2019 and recorded on March 28, 2019.

Commonly Known As: 1708 Litton Avenue, Nashville, TN 37216

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1708 Litton Avenue, Nashville, TN 37216.**

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 our hands this 2nd day of December, 2022.

Mikal Mercado

Shannon Mercado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mikal Mercado and Shannon Mercado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 2022.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public: D. Shayne Adair
My Commission Expires: 06/14/2026

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/2/2022.

D. Shayne Adair

12/6/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 6 day of December 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026