STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $264,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of September, 2023.

NOTARY PUBLIC

My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
John Anthony Kerr	Legacy Home Loans, LLC dba Steadfast Mortgage	072-05-0O-044.00 CO
(NAME)	(NAME)	
600 Trinity Lane East, Unit 207A	1036 Stearman Drive, Ste. 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	

Karen Johnson Davidson County
Batch# 1051795 DEEDWARR
09/19/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20230919-0073663

Warranty Deed

For and in Consideration of the sum of $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 **Jeannine J. Nava and Rebecca Elizabeth Mejia, primary and spouse,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **John Anthony Kerr , unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain Unit located in Davidson County, Tennessee, being known and designated as Unit No. 207A, High View Flats, as established under Master Declaration of record in Instrument No. 20200922-0108662, and Declaration for High View Flats of record in Instrument No. 20201216-0148644, as being amended at Instrument No. 20210204-0016515, Instrument No. 20220105-0002261, Instrument No. 20230406-0025207, and Instrument No. 20230614-0045438 in the Register's Office, Davidson County, Tennessee, to which Master Declaration reference is hereby made for a more particular description of said unit being depicted on Exhibit "B" to said Declaration, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to JEANNINE J. NAVA AND REBECCA ELIZABETH MEJIA, PRIMARY AND SPOUSE, by deed from HIGH VIEW FLATS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20230705-0051216, dated June 30, 2023, said Register's Office.

This property is __unimproved _X_improved property known as: 600 Trinity Lane East, Unit 207A, Nashville, TN 37207.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of September, 2023.

Jeannine J. Nava

Rebecca Elizabeth Mejia

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeannine J. Nava and Rebecca Elizabeth Mejia, the herein bargainor, 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, this the 19th day of September, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 19 day of September, 2023.

Affiant Signature

Date 9/19/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of September, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

