THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1063517 DEEDWARR
10/20/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.23
20231020-0082616

File Number: 2023-09-621
Parcel ID: 142 09 0A 058.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Lance Charles Kerby, Jr. and Hailey Kerby 731 Albar Drive Nashville, TN 37221	Indecomm Global Services Mail Stop-FD-FW-9909 1427 Energy Park Drive St. Paul, MN 55108	Map/Parcel 142 09 0A 058.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Emily C. Mayes, f/k/a Emily C. Hock, a married woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Lance Charles Kerby, Jr. and Hailey Kirby, a married couple**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 731 Albar Drive, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, Being Unit No. 48-B on The Section Three, Doral Country Villa, as shown by plat of record in Plat Book 5050, Page 48, erroneously shown as Section IV as recorded in Book 5050, Page 61, on prior deeds, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Emily C. Hock, unmarried, by Warranty Deed from Michael F. Senna and wife, Melinda Baker Senna, of record in Instrument No. 20090629-0060114, in the Register's Office of Davidson County, Tennessee, dated June 26, 2009 and recorded on June 29, 2009.
>
> Jefry Mayes, husband of Emily C. Mayes, joins in the signing of the deed to transfer any and all marital interest.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used,

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 17th day of October, 2023.

Emily C. Mayes f/k/a Emily C. Hock

Jefry Mayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of October, 2023, before me personally appeared Emily C. Mayes, 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 17th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025 SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of October, 2023, before me personally appeared Jefry Mayes, 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 12th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025 SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 317,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jane Kerby
AFFIANT

Sworn to and subscribed before me this 18 day of Oct, 2023.

Notary Public
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

True Copy Certification

I, **Tammy Carney,** 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 18 day of October, 2023.

Affiant Signature

Date 10/18/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024