Karen Johnson
Batch# 1075482
11/27/2023 03:45:51 PM
Fees: $13.00 Taxes: $2,886.00

Davidson County
DEEDWARR
2 pgs

20231127-0091536

...Y DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Adam Mercer and Jessica Rae Wilkins Mercer	**New Owner**	
(NAME) **P.O. BOX 70**	(NAME)	091 12 0Y 001.00
(ADDRESS) **Princeton, KY 42445**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN PACE AND KELLEY J. PACE, TRUSTEES OF THE PACE FAMILY TRUST DATED APRIL 17, 1998,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM MERCER AND JESSICA RAE WILKINS MERCER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of The Homes at 4010 Indiana Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Homes at 4010 Indiana Avenue, a Horizontal Property Regime, of record in Instrument No. 20191007-0102456, as amended in Instrument No. 20200813-0090928, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Steven Pace and Kelley J. Pace, Trustees of The Pace Family Trust dated April 17, 1998, by Warranty Deed from Hamidreza Parsa, a married man, of record in Instrument No. 20200901-0099445, in the Register's Office of Davidson County, Tennessee, dated August 27, 2020 and recorded on September 01, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 are now due and payable.
- Taxes and assessments for 2024 and subsequent years, a lien not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Clifton, as recorded in Plat Book 21, Page(s) 35.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20191007-0102456, as amended in Instrument No. 20200813-0090928.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4010 INDIANA AVE UNIT A, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 10 DAY OF NOVEMBER, 2023.

Steven Pace and Kelley J. Pace, Trustees of The Pace Family Trust dated April 17, 1998

BY: Steven Pace
Steven Pace
Trustee

BY: Kelley J Pace
Kelley J Pace
Trustee

STATE OF Texas

COUNTY OF Lubbock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN PACE, TRUSTEE of STEVEN PACE AND KELLEY J. PACE, TRUSTEES OF THE PACE FAMILY TRUST DATED APRIL 17, 1998, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10 day of November, 2023.

Notary Public
My Commission Expires: September 26, 2027
(SEAL)

STATE OF Texas

COUNTY OF Lubbock

IMANI ROBERSON
Notary ID #134576252
My Commission Expires
September 26, 2027

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY J PACE, TRUSTEE of STEVEN PACE AND KELLEY J. PACE, TRUSTEES OF THE PACE FAMILY TRUST DATED APRIL 17, 1998, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10 day of November, 2023.

Notary Public
My Commission Expires: September 26, 2027
(SEAL)

IMANI ROBERSON
Notary ID #134576252
My Commission Expires
September 26, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212