THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF WILSON
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $240,000.00 Affiant Subscribed and sworn to before me, this 12tj day of December, 2023. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1081853 DEEDWARR
12/14/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20231214-0096654

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

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Heather M. Miqui, Camilla Alexandria Winton and Teaun Maurice Winton, Jr. 1338 Quail Valley Rd Nashville, TN 37214-4219	AmeriSave Mortgage Corp 1200 Altmore Ave. Building 2, Suite 300 Sandy Springs, GA 30342	Tax Parcel ID No. 108-12-0A-039-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID MAHLON KERBY A/K/A DAVID KERBY AND MARIAH GRACE KERBY, HUSBAND AND WIFE,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HEATHER M. MIQUI, CAMILLA ALEXANDRIA WINTON AND TEAUN MAURICE WINTON, JR. JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 39, Lot No. 33, a Horizontal property regime, as shown on the Map entitled Quail Valley, Section 4, Phase VII, of record in Plat Book 5200, Page (s) 522-523, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to David Mahlon Kerby and Mariah Grace Kerby, husband and wife by Warranty Deed from Catamount Properties 2018, LLC, a Delaware limited liability company of record in Instrument No. 20210416-0051085 Register's Office for Davidson County, Tennessee, dated April 09, 2021 and recorded on April 16, 2021.

This is improved - {270 Status of Property}property commonly known as: **1338 Quail Valley Rd Nashville, TN 37214-4219**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of December, 2023.

Mariah Grace Kerby
MARIAH GRACE KERBY

David Mahlon Kerby by Mariah Grace Kerby
DAVID MAHLON KERBY BY MARIAH GRACE KERBY ATTORNEY IN FACT Attorney-in-fact

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 bargainors, **MARIAH GRACE KERBY** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of December 2023.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **MARIAH GRACE KERBY** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **DAVID MAHLON KERBY**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of December 2023.

JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 12/12/23.

Date

Celia Stewart-Rouse

Affiant Signature

12/12/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of December, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

