Karen Johnson Davidson County
Batch# 1128102 DEEDWARR
04/29/2024 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20240429-0030949

Name and Address of New Owner:
Colton Kayser
408 Yale Avenue
Nashville, TN 37115

Send Tax Bills To: AFC Mortgage Group LLC
~~New Owner~~ 471 Monroe Turnpike
Monroe, CT 06468

This Instrument Prepared By and Requested By:
William M. Johnson
Governors Land and Title
664 Sango Road
Clarksville, TN 37043

Map & Parcel No: 052-05-0-142

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Alan Merkle and Audrey Bennett, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Colton Kayser, single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 31, Block K on the Plan of Revised Plan of Block -K. Power and Roth Subdivision of Madison Park of record in Plat Book 974, Page 38, 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 Audrey Bennett and Alan Merkle, both unmarried, as joint tenants with right of survivorship by Warranty Deed dated June 16, 2022 from C&H Properties, LLC, recorded June 17, 2022, in Instrument Number 20220617-0069512, in the Official Records of Davidson County, Tennessee.

Further being a portion of the same property conveyed to C&H Properties, LLC, a Tennessee limited liability company by Warranty Deed from Rebecca Morgan, married of record in Instrument No. 20210406-0044887 Register's Office for Davidson County, Tennessee, dated April 5, 2021 and recorded on April 5, 2021.

This property is known as **408 Yale Avenue, Nashville, TN 37115**

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and

unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 26th day of April, 2024.

Alan Merkle (SEAL)

Alan Merkle

Audrey Bennett (SEAL)

Audrey Bennett

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 26th day of April, 2024, before me personally appeared Alan Merkle and Audrey Bennett, 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 26th day of April, 2024.

WILLIAM M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Signature
My commission expires: 5-22-24

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $397,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to ~~and subscribed~~ before me this 26th day of April, 2024.

WILLIAM M. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Signature
My commission expires: 5-22-24

I, Sheri Eyel, 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 26th day of April, 2024

Sheri Eyel

Dated 4/29/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 29th day of April, 2024

My commission expires: 11-16-25

Jennifer Bennett
Notary Public

JENNIFER BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY