Name and Address of New Owner:
Sha'mere T. Walker
4513 Queens Lane
Nashville, Tennessee 37218

Send Tax Bills To:
REGIONS BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244
This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Karen Johnson Davidson County
Batch# 1131226 DEEDWARR
05/06/2024 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20240506-0033025

Map & Parcel No: 058-10-0C-098.00-CO

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, **Excel Builders of Tennessee Inc., a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sha'mere T. Walker, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 98 on the plan of Final Plat, Carrington Place, Phase Three, Section Two, A Cluster Lot Subdivision of record in Instrument No. 20161117-0121371, and revised in Instrument No. 20161130-0125787, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to THALLEN BRASSEL AND ALANDIS K. BRASSEL, WIFE AND HUSBAND, by deed from CELEBRATION HOMES , LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20180619-0058959, dated June 15, 2018, said Register's Office.

Being the same property conveyed to Excel Builders of Tennessee, Inc., by Warranty Deed dated March 31st, 2022, from Thallen Brassell and Alandis K. Brassell, of record in Instrument No. 202204110041530, Register's Office for Davidson County, Tennessee.

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 2nd day of May, 2024.

Excel Builders of Tennessee Inc., a Tennessee Corporation

By: _____ (SEAL)
Dwayne L. Bell, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, R. Houston Akin, of the state and county mentioned, personally appeared Dwayne L. Bell, President of Excel Builders of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Excel Builders of Tennessee, the within named bargainor, a Corporation, and that such Dwayne L. Bell, President of Excel Builders of Tennessee as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in NASHVILLE, TN, this 2nd day of May, 2024.

_____
Notary Signature

Printed Name: R. Houston Akin

My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 $590,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sha'Myre Walker
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2024.

Notary Signature
My commission expires: 5/9/26

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 May 2, 2024.

May 3, 2024
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 3rd day of May, 2024

Notary Public:

My Commission Expires: 7.6.26