Prepared By & Return To:
Tennessee Title Service, LLC
547 N Mt Juliet Rd
Ste. 100
Mt. Juliet, TN 37122
MJ-24-6101

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of January, 2025

Notary Public

Commission Expires: 3/9/2027

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1226655 DEEDWARR
01/15/2025 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20250115-0003298

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chantonya Merriweather 5433 Skip Jack Drive Nashville, TN 37013	First Community Mortgage 426 Raintree Place Hermitage, TN 37076	151-09-0B-092.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Scott Vanderyt, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chantonya Merriweather, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Phase 2, Lakeside Cove at Percy Priest of record in Instrument Number 20051102-0132676, 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 Scott Vanderyt and wife, Kelly Vadneryt by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060524-0061012 Register's Office for Davidson County, Tennessee, dated May 18, 2006 and recorded on May 24, 2006.

Being the same property conveyed to Scott Vanderyt, unmarried by Quitclaim Deed from Kelly Vanderyt, unmarried of record in Instrument No. 20100922-0075545 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 22, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5433 Skip Jack Drive, Nashville, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

SV

Dated this the 10th day of January, 2025.

Scott Vanderyt

STATE OF Virginia)

COUNTY OF Loudoun)

On this 10th DAY OF January, 2025, before me, Gloria Asare, a notary public duly commissioned and qualified in the State of Virginia personally appeared Scott Vanderlyt who, being identified to me through a secure electronic verification process, acknowledged that they executed the foregoing document voluntarily and freely, as their own act and deed, this notarization occurring via a live audio-visual communication session.

Witness my hand, at office, this 10th day of January, 2025.

Notary Signature
My commission expires: 12/31/2028
Registration No: 7901547

Electronic Notary Public

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notarized remotely online using communication technology via Proof.

Proof℠

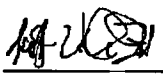
ESIGN CONSENT AND DISCLOSURE

Real Estate ESIGN v. 2.1

This consent form provides you with information about our electronic records and electronic signature procedures, and your rights related to completing your real estate transaction electronically ("eClosing"). Once you have reviewed this information, you will be asked to sign this form electronically in order to demonstrate your affirmative consent to receive information about your eClosing using electronic records. If you consent to eClosing, you will also be signing documents electronically.

1. You have the right to conduct your closing using paper documents. If you wish to do so, you should not sign this consent.
2. If you consent to conducting your closing electronically, you can get paper, or nonelectronic, copies of any of your eClosing documents by emailing the title/settlement/escrow agent or lender associated with your transaction. Proof may also, if permitted to do so by the applicable title/settlement/escrow agent or lender associated with your transaction, provide you with the ability to access, view and print copies of completed documents. You may print copies by logging into your account and using the print function. Proof does not guarantee that such documents will be available for print, and such as access is being provided to you as a courtesy. We do not charge a fee for providing paper copies of your documents. You may have the right to request us to delete some of your documents. If that happens, you will no longer be able to access them electronically or request paper copies of the documents that have been deleted.
3. You can withdraw your consent to receive information electronically at any time by emailing us at support@proof.com. If you withdraw your consent before your eClosing is complete, you will not be able to complete your closing using our platform. Proof will not charge you additional fees for withdrawing your consent, but the withdrawal could have a financial impact on you. For example, you could be charged for a rescheduled closing, your loan terms could change if certain documents expire, and if you are purchasing property, the seller may impose certain costs or cancel the sale.
4. This consent applies to your real estate transaction and the process of closing it.
5. You can change your contact information by logging into your account and editing your profile.
6. In order to access and retain these electronic records, you will need the following hardware and software:
    a. PC, Mac, or mobile device with a screen size and resolution that permits you to read documents and adequate memory to display and store documents;
    b. Webcam, microphone and speaker sufficient to support a live, real time audio-video connection;
    c. Windows Vista or later, Mac OSX 10.6 or later, or current versions of Android or iOS operating systems;
    d. Acrobat Reader v 6.x or later with JavaScript and browser display enabled;
    e. Broadband internet access;
    f. An email account;
    g. For mobile devices, you must install one of the following web browsers with cookies and JavaScript enabled: Firefox v. 2.0 or later, Chrome version 1.2 or later; and
    h. A printer if you want to print documents.
7. By signing this consent and engaging in an eClosing, you will demonstrate that you have hardware and software that meets the requirements described in paragraph 6.

I have read the information provided above and consent to conducting my eClosing by receiving disclosures using electronic records and electronically signing documents.



01/10/2025

Signer Signature Dated

Scott Vanderyt

Print/Type Signer Name

LOAN #n/a

© 2023. Notarize, Inc. (dba Proof.com)

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 January 10, 2024

Jennifer Chandler-Cole

Name: **Jennifer Chandler-Cole**
Title: **Authorized Agent**

Date January 10, 2024

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on January 10, 2024

Tuwana J. Bryant

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026