Karen Johnson Davidson County
Batch# 1273360 DEEDWARR
05/14/2025 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20250514-0038051

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Edie Sutherland
Affiant

Subscribed and sworn to before me, this 9th day of May, 2025.

Notary Public:
My Commission Expires: 6/20/28

MICHELE SANFORD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Etheredge Solutions, LLC 1351 Branch Creek Rd Gallatin TN 37064	New Owner	119-12-0-094.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald W. Kerce, Jr., unmarried**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Etheredge Solutions, LLC., a Tennessee Limited Liability Company,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section Two, Battlewood, of record in Book 1835, Page 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Donald W. Kerce, Jr., unmarried by Warranty Deed from Jeremy Grant, unmarried, dated 4/17/2006 and recorded 4/21/2006 in Instrument No. 20060421-0046084, Register's Office for Davidson County, Tennessee. Power of Attorney for Grantor of record in Instrument No. 20060421-0046083, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Subject to all existing easements and all other matters as shown on plat of record in Plat Book 1835, Pages 95 & 96, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is (_XX_) improved (____) unimproved property, known as: 736 Carlyle Place, Nashville, TN 37211

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), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 8 day of May, 2025.

Donald W. Kerce, Jr.

State of Florida)
County of DUVAL)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Donald W. Kerce, Jr**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8 day of May, 2025.

Commission Expires: 10/2/26

Notary Public:

TYLER TORRES
Notary Public - State of Florida
Commission # HH 317940
My Comm. Expires Oct 2, 2026
Bonded through National Notary Assn.

Certificate of Authenticity

I, Edie Sutherland, 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 5/8/2025.

Edie Sutherland

Affiant Signature

5/14/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

My Commission Expires: 6/20/28

Date

Notary's Seal

