Name and Address of New Owner:
Elizabeth Eskridge
550 Markham Street
Unit 48
Nashville, Tennessee 37214

Karen Johnson Davidson County
Batch# 1305032 DEEDWARR
08/01/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,625.78
20250801-0061160

Send Tax Bills To:
Arbor Home Loans
3838 Camino Del Rio North, Suite 305
San Diego, California 92108

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 096-02-0B-046.00

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, **Shelby Keesler, a single person, and Kacie Williams, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth Eskridge,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 46 on the PLAN OF FINAL PLAT, MARKHAM EAST, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20220120-007683 and amended in Instrument No. 20230803-0060209 and Instrument No. 20230807-0061033 and shown on the Final Plat of MARKHAM EAST, of record in Instrument No. 20220215-0017540, 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 Kacie Williams and Shelby Keesler, A Married Couple, by Special Warranty Deed from AT3 Markham East, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20240717-0053766, in the Register's Office of Davidson County, Tennessee, dated July 11, 2024, and recorded on July 17, 2024.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, its successors and assigns, by Quit Claim Deed from AT3

Markham East, LLC, a Delaware limited liability company, of record in Instrument No. 20210126-0011405, in the Register's Office of Davidson County, Tennessee, dated January 26, 2021, and recorded on January 26, 2021.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, its successors and assigns, by Quit Claim Deed from FP Investments, GP, a Tennessee general partnership, of record in Instrument No. 20200305-0024696, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 05, 2020, and Affidavit recorded on January 25, 2021 in Instrument No. 20210125-0010932.

Being part of the same property conveyed to AT3 Markham East, LLC, a Delaware limited liability company, by Special Warranty Deed from FP Investments, GP, a Tennessee general partnership, of record in Instrument No. 20200305-0024695, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 05, 2020.

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 31st day of July, 2025.

_____ (SEAL)
Shelby Keesler

_____ (SEAL)
Kacie Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Shelby Keesler and Kacie Williams, 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 31st day of July, 2025.

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

Notary Signature
My commission expires: 5/9/26

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 $439,400.00, 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 DAVIDSON

Sworn to and subscribed before me this 31st day of July, 2025.

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

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 July 31, 2025.

August 1, 2025
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 1st day of August, 2025.

Notary Public:

My Commission Expires: 7.6.26