Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,500.00

Affiant

Karen Johnson Davidson County
Batch# 1322947 DEEDWARR
09/16/2025 03:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,341.25
20250916-0073973

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of September, 2025

Notary Public

Commission Expires: 4/18/2026

ALYSSA ESKOW
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Mertens, John M. Mertens, and Shannon Mertens 3212 Cynthia Lane Nashville, TN 37207	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	050-14-0-191.00

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,

Angel Garcia, a married man

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

John Mertens, a single man

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. 284, Section Two, Parkwood Estates, as shown by plat of record in Plat Book 3300, Page 5, of the register's office of Davidson County, Tennessee.

Said Lot No. 284 fronts 75 feet on the Easterly side of Cynthia Lane and extends back 135.2 feet on the Northerly line and 135 feet on the Southerly line to a broken line measuring 75 feet thereon.

Being the same property conveyed to Angel Garcia, a married individual by Quitclaim Deed from Simba Growth, LLC, a/an California Company of record in Instrument No. 20240318-0018381 Register's Office for Davidson County, Tennessee, dated February 27, 2024 and recorded on March 18, 2024.

The subject property is neither the principal residence of the Grantor nor his spouse or any dependant.

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: 3212 Cynthia Lane, Nashville, TN 37207

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.

Dated this the 11th day of September, 2025.

Angel Garcia

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2025, before me personally appeared Angel Garcia and Angela Priscilla Garcia, 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 11th day of September, 2025.

Notary Signature
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 09/12/25 before me, ALEXEY A SOROKIN
(insert name and title of the officer)

personally appeared Angel GARCIA,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Alexey A Sorokin
Notary Public Signature

ENC1 ALEXEY A. SOROKIN COMM. # 2501095 NOTARY PUBLIC • CALIFORNIA LOS ANGELES COUNTY My Comm. Expires September 30, 2028 ENC1

(Seal)

OPTIONAL INFORMATION

DOCUMENT

WARRANTY DEED
(name or type of document)

2
(number of pages)

09/11/25
(document date)

SIGNER CAPACITY

(capacity claimed by the signer)

NOTICE

THE NOTARY PUBLIC DOES NOT CERTIFY THE AUTHORIZED CAPACITY OF THE SIGNER

Certificate of Authenticity

I, Joshua A. Terry, 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 9/11/2025.

Affiant Signature – Joshua A. Terry

9/15/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/15/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON