Karen Johnson Davidson County
Batch# 1323287 DEEDWARR
09/17/2025 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20250917-0074094

Name and Address of New Owner:
Jose Herrera and Alejandra Garcia
226 Fairway Drive
Nashville, Tennessee 37214

Send Tax Bills To:
Novus Home Mortgage
20225 Water Tower Boulevard, Suite 400
Brookfield, Wisconsin 53045

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

Map & Parcel No: 095 03 0 102.00

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, **Edward Taylor, a single man**"the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose Herrera and Alejandra Garcia, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 173 on the Plan of MERRY OAKS, of record in Book 1835, Pages 67 and 68, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward M. Taylor, a single man, by Warranty Deed from Weldon Robert Patterson, married of record in Instrument No. 20051227-0153238, in the Register's Office of Davidson County, Tennessee, dated December 15, 2005 and recorded on December 27, 2005.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of September, 2025.

_____(SEAL)
Edward Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2025, before me personally appeared Edward Taylor, 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 15th day of September, 2025.

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

_____
Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

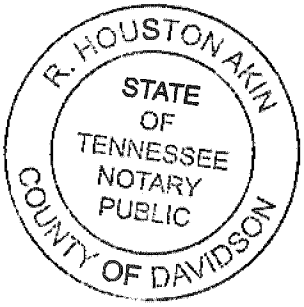
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $440,000.00, 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 15th day of September, 2025.

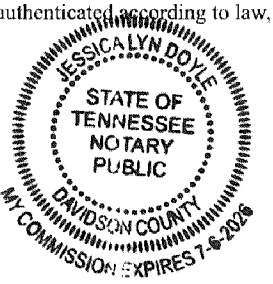
Notary Signature
My commission expires: 5/9/26



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 September 16, 2025.

September 16, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 16 day of September, 2025.

Notary Public:

My Commission Expires: 7.6.26