This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-8312-TM

6107 CLEARVIEW WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 1393128 DEEDWARR
03/16/2026 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20260316-0020506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

x William H Walker
Affiant

Subscribed and sworn to before me, this the 13th day of March, 2026.

SAMUEL F ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/27

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| William H. Walker and Connor A. Kuhle<br>2171A Rock City Street<br>Nashville, TN 37216 | New Owner | 072 11 1D 002.00 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Matthew Merker and Erica Merker, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **William H. Walker and Connor A. Kuhle, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B, 2171 ROCK CITY STREET TOWNHOMES, as shown in the Declaration of Covenants, Conditions and Restrictions for 2171 ROCK CITY STREET TOWNHOMES, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170711-0069599, 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 Matthew Merker and Erica Merker, Husband and Wife, by Warranty Deed from Strategic Asset Acquisitions, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20191218-0130593, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019, and recorded on December 18, 2019. Property being sold subject to Agreed Order to Sell Real Property, Docket No. 25D244, Circuit Court for Davidson County, Tennessee.

This is improved property located at: **2171A Rock City Street, Nashville, TN 37216**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 5th day of March, 2026

GRANTOR:

Matthew Merker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matthew Merker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 2026.

Notary Public
My Commission expires: 1-8-2028

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Erica Merker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erica Merker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of March, 2026.

Notary Public
My Commission expires: 1/22/30

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**True Copy of Certification**

I, Kim Murray, 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 is a true and correct copy of the original document executed and authenticated according to law on 3-13-2026.

Kim Murray
Signature

Date: 3-16-2026

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn and subscribed before me this the 16th day of March, 2026.

Kristen Jacoby
Notary Public

My commission Expires: 9/9/2028

SEAL

