WARRANTY DEED

File #26-153

MEGAN CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY My Commission Expires 10-25-2026

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $609,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 10-25-26 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1402615 DEEDWARR
04/07/2026 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20260407-0027909

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cannon Micah Worth and Elli Grace Rogers	Kind Lending ~~NEW OWNER~~ me	081-07-1U-002.00-CO
(NAME)	(NAME)	
1827B 10th Ave N	1920 Main St, Ste 1200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Irvine, CA 92614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Nicholas P. Meyer and Rachel M. Meyer (formerly known as Rachel M. Bacheller), husband and wife** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cannon Micah Worth, unmarried and Elli Grace Rogers, unmarried, as Joint Tenants with Right of Survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1827 10th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1827 10th Avenue North, a Horizontal Property Regime, of record in Instrument No. 20201228-0153738, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Nicholas P. Meyer and Rachel M. Bacheller, both unmarried as joint tenants with rights of survivorship by Warranty Deed from Daniel R. Green, married of record in Instrument No. 20230320-0019831 Register's Office for Davidson County, Tennessee. Nicholas P. Meyer and Rachel M. Meyer having since married. Rachel M. Bacheller is now known as Rachel M. Meyer.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved property, known as 1827B 10th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 2nd day of April, 2026.

Nicholas P. Meyer

Rachel M. Meyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of April, 2026, before me personally appeared Nicholas P. Meyer and Rachel M. Meyer, 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 2nd day of April, 2026.

Notary Signature
My commission expires: 7·17·28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

True Copy Certification

I, Yvette Meldrum, 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 April 2, 2026.

Affiant Signature _____

April 2, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd of April 2026.

Meagan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

