SEND TAX BILLS TO:
Alec Vercher
330 Forrest Valley Dr
Nashville, TN 37209

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq.Suite F
Lebanon, TN 37087

NEW OWNERS:
Alec Vercher
330 Forrest Valley Dr
Nashville, TN 37209

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1483672 DEEDWARR
10/14/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20261014-0094223

MAP & PARCEL NO: 114-14-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FIFTY THOUSAND AND 00/100 ($650,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Duncan M. May and wife, Kristy T. May** "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Alec Vercher, a single man, ("Grantee") his heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Thousand Oaks Estates, of record in Book 3700, page(s) 82 and 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby referenced for a more complete legal description thereof.

BEING the same property conveyed to Duncan M. May and wife, Kristy T. May by Warranty Deed from Stanley T. Sichel and wife, Diana Sichel of record in Instrument No. 20011016-0112660 Register's Office for Davidson County, Tennessee, dated October 15, 2001 and recorded on October 16, 2001.

This conveyance is subject to the following:

1. Subject to all matters shown on the Plan of record in Plat Book 3700, Page 82 and 83, Register's Office for Davidson County, Tennessee.
2. Restrictions of record in Book 4056, Page 371 and amended in Book 4072, Page 318, in the Register's Office for Davidson County, Tennessee.
3. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property also known as 330 Forrest Valley Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantee, his heirs and assigns,** forever.

GRANTORs covenant with the Grantee that Grantors are lawfully seized and possessed of said tract of land in fee simple; that Grantors have a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said tract of land to the said **Grantee, his heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.
Property taxes for the current year shall be prorated.
Property is the primary residence of the Grantors.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the _____ day of October, 2026 .

Duncan M. May

Kristy T. May

STATE OF TENNESSEE
COUNTY OF WILSON

On this 9th day of October, 2026, before me personally appeared **Duncan M. May and Kristy T. May**, 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 9th day of October, 2026.

NOTARY SIGNATURE
MY COMMISSION EXPIRES:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-25-2027

AFFIDAVIT OF VALUE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

Sworn to and subscribed before me this 12 day of October, 2026.

NOTARY SIGNATURE
MY COMMISSION EXPIRES: 12-26-29

Tennessee Certification of Electronic Document

I, Justin Foster 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 10-9-24 (date of document).

Affiant Signature

10-12-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12 of October, 24.

Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027

(SEAL)

