# WARRANTY DEED

Karen Johnson Davidson County
Batch# 272780 DEEDWARR
08/16/2019 02:06:29 PM 2 pgs
Fees: $13.00 Taxes: $3,004.40

20190816-0082314

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $812,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May, 2 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steven Mark Bandstra | SAME | 11609000200 |
| (NAME) | (NAME) | |
| 6024 Jocelyn Hollow Road | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Kenneth R. Merritt, Jr., AKA Kenneth R. Merritt, unmarried, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Steven Mark Bandstra and Jessica Bandstra, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 7 on the Plan of George N. Welch Jr.'s Subdivision of West Meade Village Tract, Section "A" of record in Book 1424, Page 71, Register's Office for said County Said Lot No. 7 fronts 206.15 feet on the westerly side of Jocelyn Hollow Road and runs back 375.2 feet on the Northerly line and 394.1 feet on the southerly line to a dead line measuring 178.29 feet thereon.

Being the same property conveyed to Kenneth Merritt Jr. and wife Joyce Jenkins Merritt by Warranty Deed from Norma W. Gray, dated 04/01/1977, of record in Book 5130, Page 576, Register's Office for Davidson County, Tennessee.
The said Joyce Jenkins Merritt died on 04/14/2018 leaving the said Kenneth R. Merritt Jr as the sole surviving tenant by the entirety.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6024 Jocelyn Hollow Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 475545
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of August, 2019.

Kenneth R. Merritt, Jr. By Samuel Mark Tucker, Attorney In Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Mark Tucker, with whom I am personally acquainted and who proved himself to be the attorney in fact of Kenneth R. Merritt, Jr. and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained by virtue of Instrument No. 20190621-0060087, Register's office for Davidson County, Tennessee.

Witness my hand and official seal this 15th day of August, 2019.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barrett Jr. State of Tennessee Notary Public Williamson County

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**