(4)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Angela P. Pickney Deal
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/6/2023
(AFFIX SEAL)

LEE E. GRANT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 318977 DEEDWARR
11/25/2019 12:31:10 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20191125-0121528

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Angela Pickney Deal and James Adam Deal 4504 Colorado Avenue Nashville, TN 37209	NEW OWNER	103-04-0-214.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Joseph A. Merryman and Jay B. Merryman and Sarah N. Oldham and Clarice T. Merryman, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Angela Pickney Deal and husband, James Adam Deal, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the West forty (40) feet of Lot No. 9 and the East thirty (30) feet of Lot No. 10 of Block 17, Sylvan Park Plan, West Nashville, Tennessee. Said parts of Lots join and front together seventy (70) feet on the North side of Ninth Avenue and extend back Northwardly between parallel lines one hundred and sixty (160) feet to an alley twenty (20) feet wide, and show together seventy (70) feet on said alley.

Being the same property conveyed to George W. Merryman and wife, Clarice T. Merryman by Deed from Robert D. Merryman and wife Dorothy Lester Merryman, dated January 18, 1972 and recorded January 18, 1972 of record in Book 4570, Page 18, Register's Office for Davidson County, Tennessee. Said property being furhter conveyed to George W. Merryman and wife, Clarice T. Merryman and Phil R. Merryman, unmarried, by Quitclaim Deed from George W. Merryman and wife, Clarice T. Merryman, dated November 19, 1996 and recorded November 26, 1996 of record in Book 10271, Page 706, Register's Office for Davidson County, Tennessee.

The said George Merryman died on 01/05/2010 leaving the said Clarice T. Merryman the sole surviving tenant by the entirety.

The said Phil R. Merryman died testate on 07/27/2019, devising subject property to Joseph A. Merryman, Jay B. Merryman, and Sarah N. Oldham, as evidenced in File No. 19P1760, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4504 Colorado Avenue, Nashville, TN 37209

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/our hand(s) this the 22nd day of November, 2019.

Joseph A. Merryman

Jay B. Merryman, by: Joseph A. Merryman, Attorney-in-Fact

Sarah N. Oldham, by: Joseph A. Merryman Attorney-in-Fact
Attorney-in-Fact

Clarice T. Merryman, by: Phyllis M. Breedlove, Attorney-in-Fact
Attorney-in-Fact

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph A. Merryman, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 22nd of November, 2019.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph A. Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Jay B. Merryman, within named bargainor, and that he as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Jay B. Merryman, the bargainor, by the said, Joseph A. Merryman, Attorney-in-Fact.

Witness my hand and official seal, this the 22nd day of November, 2019

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joseph A. Merryman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Sarah N. Oldham, within named bargainor, and that he as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Sarah N. Oldham, the bargainor, by the said, Joseph A. Merryman, Attorney-in-Fact.

Witness my hand and official seal, this 22nd day of Novembe,r 2019

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Phyllis M. Breedlove, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Clarice T. Merryman, within named bargainor, and that she as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Clarice T. Merryman, the bargainor, by the said, Phyllis M. Breedlove, Attorney-in-Fact.

Witness my hand and official seal, this the 22nd day of November, 2019.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE