Karen Johnson Davidson County
Batch# 373592 DEEDWARR
03/17/2020 10:18:13 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20200317-0029350

| | |
|---|---|
| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2020.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 12-19-20<br>(AFFIX SEAL)<br><br>JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY<br>My Commission Expires DEC 19 2020 |

**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) |
|---|---|---|
| Kyle William Buck and Courtney Leah Buck<br>5941 Woodlands Avenue<br>Nashville, TN 37211 | SAME | 172-03-0A-117.00 |

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, David E. Mertz and Carol L. Mertz, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kyle William Buck and Courtney Leah Buck, husband and wife, 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 Lot 12 on the Revision of Lots 4, 5, 6, 11, 12 and 13 and Open Space, The Woodlands Subdivision, Phase 4, Section 1B, as of record in Instrument No. 20071108-0131963, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David E. Mertz, a married person by Warranty Deed from Southeastern Development Enterprise, LLC, a Tennessee limited liability company, dated 11/08/2013 and recorded 11/13/2013, of record in Instrument 201311130117453; said property being further conveyed to David E. Mertz and Carol L. Mertz, husband and wife, by Quitclaim Deed from David E. Mertz, a married person, dated 05/13/2014 and recorded 05/23/2014, of record in Instrument 201405230044747, Register'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: 5941 Woodlands Avenue, Nashville, TN 37211

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 13th day of March, 2020.

David E. Mertz

Carol L. Mertz

STATE OF IDAHO

COUNTY OF Bonner

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David E. Mertz and Carol L. Mertz 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 13th of March, 2020.

Notary Public

My Commission Expires: 1-31-2023

(SEAL)

NANCY ALBANESE
NOTARY PUBLIC
MY COMMISSION EXPIRES 01-31-2023
STATE OF IDAHO
COMMISSION NUMBER 43720