Karen Johnson Davidson County
Batch# 389735 DEEDWARR
04/22/2020 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20200422-0042329

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS **$599,900.00.**

Affiant

Subscribed and sworn to me on 04/15/20.

NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Peter Santostefano Vickie Santostefano 6116 Lickton Pike Goodlettsville, TN 37072	Quicken Loans 1050 Woodward Ave Detroit, MI 48226	017-00-0-317.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Shayne Merrick and Alexandra Merrick, husband and wife**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Peter Santostefano and Vickie Santostefano, husband and wife,** hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the Tenth Civil District of Davidson County, Tennessee, being Tract No. 1 of the subdivision of a 15.13 acre tract owned by Dennis H. Parker and wife, Mary N. Parker, described according to a survey dated April 7, 1989 by Joe M. Cummings, registered land surveyor, No. 1513 (Job No. 89-036(S)-011), as follows:

BEGINNING at an iron pin in the northerly margin of Lickton Pike, said point being 960 feet, more or less West of the Intersection of Lickton Pike and Freeman Hollow Road, a comer to the property of James A. Ridley, Jr., et ux., of record in Deed Book 6436, page 321, said Register's Office; thence, with said margin of said Lickton Pike on a curve having a delta angle of 12 deg. 34' 56", a radius of 1,457.40 feet, a tangent of 160.67 feet at a length of 268.47 feet to an iron pin; thence, leaving said margin of said Lickton Pike, North 4 deg. 36' 20" East 300.00 feet to an iron pin; thence, North 36 deg. 06' 03", East 271.63 feet to an iron pin; thence, North 71 deg. 43' 18" East 311.90 feet to an iron pin; thence, North 44 deg. 18' 34" E 178.58 feet to an iron pin; thence, South 12 deg. 47' 05" East with the properties of Marvin E. Tait, et ux., and First American National Bank of Nashville, 182.40 feet to an iron pin; thence, South 11 deg. 25' 25" West 97.40 feet to an iron pin; thence, South 60 deg. 30' 09", West 394.37 feet to an iron pin; thence, South 5 deg. 52' 01" West 392.40, feet to the point of beginning and containing 5.04 acres, more or less.

Being the same property conveyed to Shayne Merrick by Warranty Deed from Michael Anderton Koprowski, married, of record in Instrument No. 20150311-0020711, Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded March 11, 2015.

Alexandra Merrick, spouse of Shayne Merrick, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Shayne Merrick.

This is improved property known as 6116 Lickton Pike, Goodlettsville, Tennessee 37072.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 04/15/2020.

Shayne Merrick

Alexandra Merrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/15/20, before me personally appeared Shayne Merrick and Alexandra Merrick, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/15/2020.

NOTARY PUBLIC

My Commission Expires: 4/10/23

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, RYAN RAFOTH, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Taylor Stroud, a notary public for this county and state, Ryan Rafoth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Taylor Stroud
Notary's Signature

My Commission Expires: 1/8/2024
Notary' Seal (if on paper)

