WARRANTY DEED

Karen Johnson Davidson County
Batch# 410795 **DEEDWARR**
06/05/2020 08:58:41 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200605-0057801

W-SB-VRES-20-3825

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aaron Zachary Hood and Brandy Hood	**Truist Bank**	
(NAME) **3825 Moss Rose Drive**	(NAME) **901 Semmes Avenue**	**073-05-0-087.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Richmond, VA 23224**	
(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 consideration, the receipt of which is hereby acknowledged, **JOHN LEE MERRICK, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARON ZACHARY HOOD AND BRANDY HOOD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot No. 9 on the Map of Riverwood Lake Subdivision as of record in Book 974, Page 44, Register's Office for said County, described according to a copy of a survey made January 23, 1955, by S.L. Roark, Surveyor, as follows:

Beginning at an iron pin in the Southwesterly margin of Moss Rose Drive at the common corner of Lots 8 and 9; thence with the margin of Moss Rose Drive, South 31 degrees 30' east 100 feet to an iron pin, a corner of an unnumbered triangle shown on the above plan; thence with the line of said triangle, South 40 degrees 30' west 196 feet to an iron pin in the Northerly line of Lot 1 of Riverwood Terrace Subdivision, Second Addition, as of record in Book 2083, Page 39, Register's Office for said County; thence with the line of said Lot 1 of Riverwood Terrace, Second Addition, South 82 degrees 00' 15" west 23 feet to an iron pin; thence leaving the line of said Lot 1 and crossing through Lot 9 of said Riverwood Lake Subdivision, north 40 degrees 30' West 85 feet to an iron pin in the line between Lots 8 and 9; thence with the line between said lots, north 41 degrees 30' east 240 feet to the beginning.

Being the same property conveyed to Stephen Gary Merrick by Quitclaim Deed from Cynthia Gale Merrick of record in Book 8779, page 305, Register's Office for Davidson County, Tennessee, dated November 05, 1992 and recorded on November 06, 1992.

Being the same property conveyed to John Lee Merrick, a married man by Quitclaim Deed from John Lee Merrick, sole heir of Stephen Gary Merrick of record in Instrument No. 20170221-0016991 Register's Office for Davidson County, Tennessee, dated January 27, 2017 and recorded on February 21, 2017.

Note: Affidavit as to Heirs recorded on February 21, 2017, in instrument No. 20170221-0016990.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
• Taxes for the year 2020 and subsequent years.
• All matters shown on the Plan of record in Plat Book 974, Page 44, Register's Office for Davidson County, Tennessee.
• All matters shown on the Plan of record in Plat Book 4068, Page 28, Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3825 Moss Rose Drive, Nashville, Tennessee 37216**.

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), their heirs and 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), 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 2nd DAY OF JUNE, 2020.

John Merrick

John Lee Merrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN LEE MERRICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2020.

Notary Public
My Commission Expires:
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212