Karen Johnson Davidson County
Batch# 430263 **DEEDWARR**
07/02/2020 03:27:48 PM 2 pgs
Fees: $13.00 Taxes: $1,381.77

20200702-0072067

STATE OF Tennessee }
OF Davidson }

JAL CONSIDERATION OR VALUE, WHICHEVER
ER, FOR THIS TRANSFER IS $373,450.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 1st DAY OF July, 2020.

NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20060033

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner
Keith W. Merrill, Trustee
2409 Fairfax Avenue
Nashville, TN 37212

Send Tax Bills To:
Same

Tax Information:
104-11-0-077.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Shawn DePierri Miller and Robert Gail DePierri and Thomas Martin DePierri,** hereinafter called the **Grantor(s),** have/has bargained and sold, and by these presents do transfer and convey unto **Keith W. Merrill, Trustee of the Keith W. Merrill Living Trust, dated June 21, 2019,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 33 feet of Lot No. 8 on the Map of L. A. Bauman's Subdivision described according to a survey made by W. B. Southgate, Surveyor, in Davidson County, dated December, 1928, but not recorded.

Said part of Lot No. 8 fronts 33 feet on the northerly side of Jones Avenue (now Fairfax Avenue), and runs back between parallel lines, with the westerly margin of Brown's Lane (now 26th Avenue South), 164 feet to a 15 foot alley.

Being the same property conveyed to William G. DePierri, Sr. and wife, Elizabeth H. DePierri, by Quitclaim Deed from William G. DePierri, Sr., Kathleen Margaret DePierri, Frank DePierri, Jr., Ann Watts DePierri Davis, and William G. DePierri, Jr., dated 04/12/1977 and recorded on 04/28/1977 in Book 5141, Page 143, Register's Office for Davidson County, Tennessee. The said Elizabeth H. DePierri having since died on or about 08/06/1981 leaving William G. DePierri, Sr., the surviving tenant by the entirety. The said William G. DePierri, Sr., having since died testate on or about 12/09/1981 property vested in William G. DePierri, Jr., according to the terms of his Last Will and Testament of record in Book 10495, Page 950, RODCT. Further being part of the same property conveyed to Ellen Hansen DePierri by Quitclaim Deed from William G. DePierri, Jr., dated 11/08/1997 and recorded on 11/21/1997 in Book 10694, Page 593, RODCT. Further being the same property conveyed to William G. DePierri and Ellen Hansen DePierri, Husband and Wife, by Quitclaim Deed from Ellen Hansen DePierri dated 09/14/2013 and recorded on 09/24/2013 in Instrument No. 20130924-0100304, RODCT. The said Ellen Hansen DePierri having since died on or about 09/21/2013 leaving William G. DePierri, aka William G. DePierri, Jr., the surviving tenant by the entirety. The said William G. DePierri, Jr., having since died testate on or about 03/15/2020 property vested in Shawn DePierri Miller, Robert Gail DePierri and Thomas Martin DePierri according to the terms of his Last Will and Testament (Docket No. P-3214, Will Book 18, Page 97, in the Chancery Court of Cheatham County, Tennessee at Ashland City).

This is property generally located: 2510 Fairfax Avenue, Nashville, TN 37212

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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 heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Shawn DePierri Miller, Robert Gail DePierri, and Thomas Martin DePierri** has/have caused this instrument to be executed, this the 29 day of JUNE, 2020.

Shawn DePierri Miller

Shawn DePierri Miller

Robert Gail DePierri

Robert Gail DePierri

Thomas Martin DePierri

Thomas Martin DePierri

STATE OF Louisiana
COUNTY OF Ascension

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Shawn DePierri Miller, Robert Gail DePierri, and Thomas Martin DePierri,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 29th day of June, 2020.

My commission Expires: at death

NOTARY PUBLIC

MIRANDA MAYER MUMPHREY
NOTARY PUBLIC / ATTORNEY
LA BAR ROLL # 32608
NOTARY PUBLIC ID # 89404
MY COMMISSION EXPIRES @ DEATH