This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-8251

JOHN GLEAVES
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 ~~$306,000.00~~ $302,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2020.

Notary Public
My Commission Expires: 1-3-22

Karen Johnson Davidson County
Batch# 461832 DEEDWARR
08/21/2020 01:01:40 PM 2 pgs
Fees: $13.00 Taxes: $1,117.40
20200821-0094685

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cole Merritt and Maura Merritt 4032 Hallborough Way Hermitage, TN 37076	New Owner	098 05 0A 153.00

WARRANTY DEED

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, **John D. Shelburne and Amy Shelburne f/k/a Amy Whitham, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Cole Merritt and Maura Merritt, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in Davidson County, Tennessee, being all of Lot No. 111, on the Plan of Revision One, Section Five Hampton Hall, according to plat and survey of same appearing of record in Instrument No. 20000728-0074425, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to John D. Shelburne and Amy Whitham, joint tenants with the rights of survivorship, by Warranty Deed from Brice Robinson and Nikki Robinson, f/k/a Nikki Hamilton, husband and wife, of record in Instrument No. 20161005-0105025, in the Register's Office of Davidson County, Tennessee, dated September 28, 2016 and recorded on October 05, 2016.

This is ☒ improved or ☐ unimproved property located at: **4032 Hallborough Way, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 17th day of August, 2020.

GRANTOR:

John D. Shelburne

Amy Shelburne

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John D. Shelburne and Amy Shelburne, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of August, 2020.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5.2.22