BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 501464 DEEDWARR
10/26/2020 10:12:01 AM 2 pgs
Fees: $13.00 Taxes: $73.63

20201026-0123633

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $19,900.00

Lisa McCord Mergen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: 5/5/2022 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven K. Mergen and Lisa McCord Mergen	**SAME**	
(NAME)	(NAME)	
100 Middleton Street, Unit 307		112-00-0 112-00-0-077.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SUSAN PRITCHARD, EXECUTOR OF THE ESTATE OF DAVID PRITCHARD**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN K. MERGEN AND LISA MCCORD MERGEN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following described tract or parcel of land, located in Davidson County, Tennessee, to wit:

Beginning at an old iron pin located in the south right-of-way line of Old Charlotte Pike, said pin being located North 65 Degrees 34 Minutes 49 Seconds East 1182.24 feet from the centerline intersection of Manning Hollow Road and Old Charlotte Pike; thence along said right-of-way line with a curve turning to the right with an arc length of 175.33 feet, with a radius of 2700.00 feet, with a chord bearing of North 80 Degrees 10 Minutes 14 Seconds East, with a chord length of 175.30 feet, to a new iron pin; thence leaving said right-of-way line along the Carlos Bladmir Guzman Property (recorded in deed 20190401-0028951) South 21 Degrees 46 Minutes 21 Seconds West 615.81 feet to an old iron pin; thence along the Simon and Lillie Vandekar Property (recorded in deed 20190207 001825) North 05 Degrees 52 Minutes 02 Seconds East 544.81 feet to the point of beginning containing an area of 1.06 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on August 27, 2020, Job Number 20-643.

Being part of the same property conveyed to David Pritchard by Final Decree Confirming Sale, recorded in Instrument No. 20080926-0098001, Register's Office for Davidson County, Tennessee.

The said David Pritchard died on or about September 19, 2018, with his Last Will and Testament of record in Case No. 18P1830, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, and in Instrument No. 20190801-0076089, Register's Office for Davidson County, Tennessee.

Pursuant to Order of Judgment of record in Case No. 95-656-II in the Chancery Court for Davidson County, Tennessee at Nashville the Estate of David Pritchard obtained a new legal description and survey thereby satisfying the requirements outlined in said Order of Judgment correcting the legal description of record in Book 5288, Page 366, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved property, known as 0 Old Charlotte Pike, Pegram, TN 37143
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 19 day of October, 2020 ~~20~~

THE ESTATE OF DAVID PRITCHARD

BY: Susan Pritchard

SUSAN PRITCHARD, EXECUTOR

STATE OF PA
COUNTY OF COLUMBIA.

Personally appeared before me, the undersigned notary public, Susan Pritchard with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the executor of the David Pritchard Estate and is authorized to execute the within instrument as Executor of said Estate.

Witness my hand and official seal this 19th day of October, 2020.

Commission expires:
8/18/22.

Commonwealth of Pennsylvania - Notary Seal
Eileen Cizewski, Notary Public
Columbia County
My commission expires August 18, 2022
Commission number 1226924
Member, Pennsylvania Association of Notaries

Notary Public