THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930627** Karen Johnson Davidson County Batch# 509231 DEEDWARR 11/05/2020 10:44:03 AM 2 pgs Fees: $13.00 Taxes: $1,257.63 20201105-0129741	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. KB Affiant Subscribed and sworn to before me, this 3rd day of November, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Laura Elizabeth Carroll 125 Rhine Drive Madison TN 37115	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 042 14 0 056.00

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 of which is hereby acknowledged, **Mark D. Merryman and Michael D. Merryman, Co-Trustees of the Jerry D. Merryman Irrevocable Trust, dated October 05, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Elizabeth Carroll, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Sherry Heights, Section III, as of record in Book 2331, Page 126 and 127, said Register's Office.

Said Lot No. 72 fronts 113 feet on the Easterly margin of Rhine Drive and runs back between lines 312.0 feet on the Northerly line and 309.0 feet on the Southerly line to a dead line in the rear, measuring 143.0 feet on said dead line.

Being the same property conveyed to Jerry D. Merryman, Mark D. Merryman and Michael D. Merryman, Co-Trustees of the Jerry D Merryman Revocable Trust, dated October 05, 2017, by Quitclaim Deed from Jerry D. Merryman, of record in Instrument No. 20171023-0108439, in the Register's Office of Davidson County, Tennessee, dated October 18, 2017, and recorded on October 23, 2017.

Said Jerry D. Merryman having died December 17th, 2019 in Davidson County, Tennessee. Upon the death of Jerry D. Merryman, the Jerry D. Merryman Revocable Trust became Irrevocable.

INCLUDED in the above description, but expressly excluded therefrom is a parcel of land, described as follows:

Being the Easterly part of Lot No. 72 on the Plan of Sherry Heights, Section III, of record in Book 2331, Pages 126 and 127 in the Register's Office of Davidson County, Tennessee.

Beginning at a point in the Southeast corner of said Lot No. 72 and runs with the Southerly line of said lot North 81° 51' West, 10 feet to a point; thence North 0° 12' 02" East 148 feet to a point in the North line of said Lot No. 72; thence with said line South 87° 45' East 33 feet to a point in the East line of said lot; thence with said line Southerly 150 feet to the point of beginning containing 0.08 acres, more or less, and being a part of the same land conveyed to Andrew E. Wright and wife, Wilma D. Wright, by deed from Wilma Goldstein Goldberg, et al., of

record in Book 2927, Page 609, in the Register's Office of Davidson County, Tennessee, and being the same property conveyed by deed from Andrew E. Wright and wife, of record in Book 3834, page 734, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sherry Heights, Section III, as recorded in Plat Book 2331, Page(s) 126 and 127.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6186, Page 343.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 125 Rhine Drive Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of November, 2020.

Mark D. Merryman, Trustee

Michael D. Merryman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark D. Merryman and Michael D. Merryman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Jerry D. Merryman Irrevocable Trust, dated October 05, 2017, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of November, 2020.

Notary Public
My Commission Expires: _____