Karen Johnson Davidson County
Batch# 516682 DEEDQC
11/13/2020 02:29:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201113-0134444

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221		Bethany Merritt and Bryce Merritt and Brad Merritt 1727A Pecan Street Nashville, TN 37208

Order Number: T-TN39323

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Bethany Merritt and Bryce Merritt, Wife and Husband,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Bethany Merritt and Bryce Merritt, Wife and Husband and Brad Merritt, a married man,** whose address is 1727A Pecan Street, Nashville, TN 37208, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1727 Pecan Street Homes, a Horizontal Property Regime with Private Elements of Record as Instrument No. 20171208-0125578 and being shown on Plat attached thereto as Exhibit "D"' in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 081 02 4B 001.00
Street address of property: 1727A Pecan Street, Nashville, TN 37208
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20190422-0036808 in the Recorder's Office, Davidson County, Tennessee.

Signed this 4th day of NOVEMBER, 2020.

Signature of Grantors:

Bethany Merritt

Bryce Merritt

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 4th day of November, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Bethany Merritt and Bryce Merritt, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

County Parcel Number: 081 02 4B 001.00
Street address of property: 1727A Pecan Street, Nashville, TN 37208

Oath of Consideration

I or we, Bethany Merritt, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ ~~12,360.00~~ 0.00

Signed this 4th day of November, 2020.

Signatures of Affiant(s):

Bethany Merritt

Sworn and subscribed before me this 4th day of November, 2020.

Crystal E. Banks
Notary Public

CRYSTAL E. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

TRUE COPY CERTIFICATION

I, LAURIE WEISS, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of FLORIDA

County of PINELLAS

Personally appeared before me BRIAN JANDERNAL, a notary public for this county and state, LAURIE WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRIAN JANDERNAL
Notary Public - State of Florida
Commission # GG 272039
My Comm. Expires Feb 24, 2023
Bonded through National Notary Assn.

Notary's Signature

My commission expires: 2-24-2023

Notary's Seal