Karen Johnson Davidson County
Batch# 567581 DEEDWARR
02/03/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210203-0015809

WARRANTY DEED

JESSICA J HUNTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Ashley Whitehead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 4/22/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ashley Taylor Blasdell, an unmarried woman, and Lance Dewayne Sanders, an unmarried man, as tenants in common with Rights of Survivorship	Same	7-15-57
(NAME)	(NAME)	
2028 Tinnin Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20203793

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/we, **Elaine K. Merryman** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ashley Taylor Blasdell, an unmarried woman, and Lance Dewayne Sanders, an unmarried man, as tenants in common with Rights of Survivorship** , 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. :

Certain real property situate in the 10th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 130 on the Plan of Grizzard Manor, Section Five, which is of record in Plat Book 4675, page 163, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to William E. Merryman and wife, Elaine K. Merryman by Warranty Deed from Lu Ann Surface, dated July 31, 1995 and filed of record in Book 9748, page 335, Register's Office for Davidson County, Tennessee. William W. Merryman is now deceased, having died on or about November 10, 2017, leaving the said Elaine K. Merryman the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 4875, page 228, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 2028 Tinnin Road, Goodlettsville, TN 37072
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 2nd day of February, 2021

Elaine K. Merryman

Elaine K. Merryman

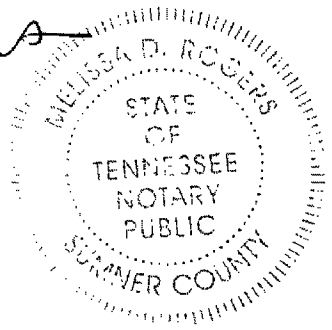
STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Elaine K. Merryman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of February, 2021.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21



True Copy Certification

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

J Hunter

Signature

State of Tennessee

County of Sumner

Personally appeared before me, [Ashley Whitehead], a notary public for this county and state, [Jessica Hunter] who acknowledges the this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Whitehead

Notary's Signature

My Commission Expires: 10-23-2023

Notary' Seal on paper.)

