Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1039TN

Karen Johnson Davidson County
Batch# 580248 DEEDWARR
03/01/2021 11:08:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20210301-0025315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Kellye Jeffers Marcia F. Mercer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd day of February, 2021.

Notary Public

Commission Expiration:
4-17-2023

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Jeffrey Wegner and Ethel Wegner 118 Morton Mill Circle Nashville, TN 37221	**SAME AS NEW OWNER.**	141-12-0D-118.00

WARRANTY DEED

FOR AND IN 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, WE, **Marcia Mercer, a Widower and Kellye Jeffers, a Single Woman** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Wegner and Ethel Wegner, 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:

Property known as: 118 Morton Mill Circle, Nashville, TN 37221, County of Davidson

Being Lot No. 118 (and driveway serving said Lot) on the Plan of the Third Revision of the Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to William Mercer and Marcia Mercer, husband and wife, and Kellye Jeffers, a single woman, all with rights of survivorship, by Warranty Deed from Doris A. Constantino, unmarried, dated 04/04/2019 and recorded 04/15/2019 in Instrument No. 20190415-0034090, Register's Office for Davidson County, Tennessee. The said William Mercer is deceased as of 11/29/2020, leaving Marcia Mercer and Kellye Jeffers as the sole owners of the subject property.

Tax Map and Parcel ID: 141-12-0D-118.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 118 Morton Mill Circle, Nashville, TN 37221

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 unemcumbered, 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 22nd day of February, 2021.

Marcia Mercer

Kellye Jeffers

STATE OF TEXAS
COUNTY OF WILLIAMSON

On this 22nd day of February, 2021, before me personally appeared **Marcia Mercer and Kellye Jeffers**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of February, 2021.

Notary Public

Commission Expiration:
JUNE 11, 2024

JIMMIE B STENNIS SR
Notary ID #132519283
My Commission Expires
June 11, 2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Exp. .s: ./22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

LTE File No.: 21-1039TN