Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd, Ste. 100
Mt. Juliet, TN 37122
MJ-21-739

Karen Johnson Davidson County
Batch# 583634 DEEDWARR
03/03/2021 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20210303-0027791

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2021

Notary Public

Commission Expires: 1-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jared Allen Mercer 233 Buck Run Drive Nashville, TN 37214	New Owner	122-01-0A-362.00-CO

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, I/WE,

Benjamin Norby and Lauren Norby, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared Allen Mercer, an unmarried man

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:

Land located in Davidson County, Tennessee, and being known and designated as all of Unit No. 29 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point, located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020725-0089575, said Register's Office (the "First Supplement", the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin Norby, a single man by Warranty deed from Lauren Slifka, married. fka Lauren N. Lee of record in Instrument No. 20181220-0123890 Register's Office for Davidson County, Tennessee, dated December 14, 2018 and recorded on December 20, 2018.

Lauren Norby joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise

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.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 233 Buck Run Drive, Nashville, TN 37214

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 so 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.

Dated this the 1st day of March, 2021.

Benjamin Norby

Lauren Norby

STATE OF MO
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Benjamin Norby and Lauren Norby** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fenton, MO this 1st day of March, 2021.

MARV RIEMER
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Mar. 31, 2021
Commission # 13500368

Notary Public
My Commission Expires: 3-31-2

(Notary Seal)

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

