Karen Johnson Davidson County
Batch# 591845 **DEEDWARR**
03/15/2021 09:32:48 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20210315-0033767

WARRANTY DEED

MERLINA-H21067

STATE OF Florida
COUNTY OF Pasco

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00 .

John A. Merlina Betty
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF March, 2021.

(Affix Seal) Notary Public
My Commission Expires: 06/14/2021

DUSTIN AIKENS
Notary Public - State of Florida
Commission # GG 115073
My Comm. Expires Jun 14, 2021

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John A. Merlina and Betty Merlina, being grantors and Trustees of the John A. Merlina and Betty Merlina Trust Agreement	SAME	161.11-OC-055.00 CO
10510 Bartonia Ct		
Trinity, FL 34655		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, RACHEL JAY, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JOHN A. MERLINA AND BETTY MERLINA, BEING GRANTORS AND TRUSTEES OF THE JOHN A. MERLINA AND BETTY MERLINA TRUST AGREEMENT, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) K-124, as shown on the map entitled Resubdivision of Lot 2, Phase IV Villages of Brentwood, of record in Plat Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ray Jay, an unmarried woman by deed from James C. Nabors and Laura Michelle Nabors, husband and wife of record in Instrument No. 20160309-0022768, recorded on 03-09-2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 307 Yorkshire Circle, Nashville, Tennessee 37211 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 10th day of March, 2021 :

Rachel Jay

STATE OF Utah

COUNTY OF Salt Lake

Personally appeared before me, Adriana Thomas, a Notary Public in and for said County and State, the within named RACHEL JAY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Salt Lake City, this 10th day of March, 2021.

Notary Public

My Commission Expires: Feb 2, 2022

ADRIANA THOMAS
Notary Public - State of Utah
Comm. No. 698846
My Commission Expires on
Feb 2, 2022