THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233209

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,890,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 614950 **DEEDWARR**
04/14/2021 10:28:44 AM 2 pgs
Fees: $13.00 Taxes: $6,993.00

20210414-0049736

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Laura Hebenstreit 2409 Fairfax Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-11-0-167.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith W. Merrill, Trustee of the Keith W. Merrill Living Trust dated June 21, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laura Hebenstreit**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Bransford Realty Company's Subdivision of the Edgar Jones Home Place, of record in Plat Book 421, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEITH W. MERRILL, by deed from MARGARET S. NORRIS, of record in instrument No. 20110502-0033495 , dated April 29, 2011 , said Register's Office.

Being further conveyed to KEITH W. MERRILL, TRUSTEE OF THE KEITH W. MERRILL LIVING TRUST DATED JUNE 21, 2019 , by deed from KEITH W. MERRILL, of record in Instrument No. 20200609-0059286, dated June 8, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 104-11-0-167.00.

Matters shown on the Plan of record in Plat Book 421, page 7, said Register's Office.

This is improved property located at 2409 Fairfax Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2021.

The Keith W. Merrill Living Trust dated June 21, 2019

By: Keith W. Merrill, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith W. Merrill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Keith W. Merrill Living Trust dated June 21, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of April, 2021.

Notary Public



My Commission Expires: _____