#15598

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 650041 DEEDWARR
06/04/2021 02:17:32 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20210604-0075358

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$420,000.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2021.

Notary Public

My commission expires: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Uptown Title & Escrow, LLC
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jennifer H. Lawrence **Andrew N. Lawrence**	Churchill Mortgage	**174-00-0-008.01**
5883 Pettus Rd.	1749 Mallory Lane	
Antioch, TN 37013	Brentwood, TN 3702	

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 ACKNOWLEDGE, WE,

Tyler Ray Mercer, married,

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jennifer H. Lawrence and Andrew N. Lawrence, wife and husband,

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 in Davidson County, Tennessee, being part of Lot No. 2 in the south division of the lands of Stephen H. Ham's Plan, of record in Minute Book X, page 284, Circuit Court of Davidson County, Tennessee, and a tract of land in the 5th Civil District of said County, adjoining said part of Lot No. 2 on said Plan on the west, described according to a survey by E. L. Miller, Jr., & Company, dated November 24, 1964, as follows:

Beginning on the westerly margin of Pettus Road at the intersection of same and a point in the western boundary line of the property conveyed to Alice Wheeler Ledbetter by deed from Davis Ledbetter, of record in Book 2864, Page 319, Register's Office for said County; thence north 72 deg. 20' west 220 feet to an iron pin; thence south 8 deg. 00' east 460 feet to an iron pin; thence south 85 deg. 00' east 208 feet to the westerly margin of Pettus Road; thence with same, north 21 deg. 30' west 51 feet; north 17 deg. 30' west 101 feet; north 12 deg. 00' west 50 feet; north 8 deg. 30' west 50 feet; north 2 deg. 00' west 50 feet; and north 3 deg. 00' east 115 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Tyler Ray Mercer, unmarried (now married) by deed of record in Instrument No. 20101217-0100625, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all matters as shown of record in the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Tyler Ray Mercer, unmarried, by deed of record in Instrument No. 20101217-0100625, in the Register's Office of Davidson County, Tennessee.

***I, Christie M. Mercer, spouse of Tyler Ray Mercer, does hereby join in this conveyance to convey any and all marital interest I may have in and to said property.**

This is improved (X) Unimproved (____) property, known as **5883 Pettus Rd., Antioch, TN 37013**

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. The GRANTOR covenants 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 the same in 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.

Witness my/our hand(s) this **28th** day of **May, 2021.**

Tyler Ray Mercer

Christie M. Mercer

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, a Notary Public of said County and State, **Tyler Ray Mercer and Christie M. Mercer,** the within named sellers, 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, at office, this **28th** day of **May, 2021.**

Notary Public

My Commission Expires: 8/19/23

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD