Karen Johnson Davidson County
Batch# 740562 DEEDWARR
10/21/2021 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $2,312.13
20211021-0141340

WARRANTY DEED	STATE OF ~~TENNESSEE~~ PENNSYLVANIA COUNTY OF ~~DAVIDSON~~ ALLEGHENY THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,900.00 Amanda I. Merritts Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2021 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. JN-21-1435	

Commonwealth of Pennsylvania - Notary Seal
TIMOTHY MARK STANCEC - Notary Public
Westmoreland County
My Commission Expires November 13, 2024
Commission Number 1386175

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa M. Wiltshire	Lisa M. Wiltshire	
(NAME)	(NAME)	
1100 B Matthews Place	1100B Matthews Place	083-02-0I-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Amanda I. Merritts and Craig G. Merritts, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa M. Wiltshire, a single woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. B, on the plan of Matthews Place Townhomes, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140919-0086310, in the Register' s Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Amanda I. Merritts and Craig G. Merritts, a married couple by Warranty deed from Jon David Harper unmarried and Eric Gatlin, unmarried of record in Instrument No. 201710270110527 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 27, 2017.

This is property more commonly known as 1100 B Matthews Place, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 this 18th day of October, 2021.

Amanda I Merritts

Amanda I Merritts

Craig G. Merritts

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ ALLEGHENY

On this 18th day of October, 2021, before me personally appeared Amanda I Merritts and Craig G. Merritts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 18th day of October, 2021.

Notary Signature
My commission expires: 11/13/2024

Commonwealth of Pennsylvania - Notary Seal
TIMOTHY MARK STANCEC - Notary Public
Westmoreland County
My Commission Expires November 13, 2024
Commission Number 1386125

TRUE COPY CERTIFICATION

I, Teresa Morgan, Tennessee BPR No. 033448, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2021.

Teresa Morgan 10/19/2021
TERESA MORGAN /DATE
MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 19th day of October, 2021.

NOTARY PUBLIC
My Commission Expires: July 3, 2023

CRYSTAL MARCRUM-POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023