Karen Johnson Davidson County
Batch# 763435 DEEDWARR
11/30/2021 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $769.60
20211130-0158089

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00.

Affiant

Subscribed and sworn to me on 11/22/21.

NOTARY PUBLIC
My Commission Expires: 11-6-24

PATRICIA S HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 06, 2024

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Cornelia Properties, LLC 3 Wyndham Place Nashville, TN 37215	NEW OWNER	106 07 0 039.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marjorie R. Merritt, unmarried, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Cornelia Properties, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the easterly part of Lot No. 5 on the Map showing the lands of Albert Buchanan, deceased, as of record in Book 843, Page 51, said Register's Office.
>
> Said part of Lot No. 5 fronts 57.25 feet on the Northerly side of Blossom, formerly Ellen Avenue, and runs back with the Westerly margin of a 25 foot strip, dedicated for street, 180 feet to the Southerly line of Lot No. 6 measuring 52.125 feet thereon.
>
> Being the same property conveyed to Charles F. Merritt and wife, Marjorie R. Merritt, as joint tenants with right of survivorship, by Quitclaim Deed from Ronald K. Nevin, Trustee, of record in Instrument no. 20160119-0005228, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on January 19, 2016. Said Charles F. Merritt died on January 19, 2020.
>
> Being the same property conveyed to Ronald K. Nevin, Trustee, by Quitclaim Deed from Charles F. Merritt , of record in Instrument no. 20160119-0005228, in the Register's Office of Davidson County, Tennessee, dated January 19, 2016 and recorded on January 19, 2016. Said Charles F. Merritt died on January 19, 2020.
>
> Being the same property conveyed to Charles F. Merritt and wife, Johnnie R. Merritt, by Warranty Deed from George Scott and Bobby Jean Bradley, also known as Barbara Ware, and husband Samuel E. Ware, of record in Book 5803, Page 791, in the Register's Office of Davidson County, Tennessee, dated August 31, 1981 and recorded on October 06, 1981.
>
> This is improved property known as 1014 Cornelia Street, Nashville, Tennessee 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself/herself, his/her heirs and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE, its successors 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 hand this 11/22/21

Marjorie R. Merritt

Marjorie R. Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/22/21, before me personally appeared Marjorie R. Merritt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 11/22/21

P S Hill

NOTARY PUBLIC

My Commission Expires: 11-6-24



Certificate of Authenticity

I, John Cobb Rochford, do hearby 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. on November 22, 2021

Signature November 22, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on November 22, 2021

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY