Karen Johnson Davidson County
Batch# 779468 DEEDWARR
12/23/2021 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20211223-0169913

WARRANTY DEED

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2021

Kalyn Rachel Kratzer
Notary Public

MY COMMISSION EXPIRES: 7/22/25

(AFFIX SEAL)

File No. EM-21-1723

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
Cole Linebarger and Mary Helen Bayless	New Owner	
(NAME)	(NAME)	
2615 Ennis Road	2615 Ennis Road	119-11-0-036.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37210	
(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, **Brandon Adams, Trustee of The 2615 Ennis Rd Trust Dated June 11, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cole Linebarger and Mary Helen Bayless**, 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 Lot No. 34 on the Plan of The Map of Laurel Acres, Section I of record in Plat Book 2133, Page 48, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the southerly margin of Ennis Road the common front corner of Lots Nos. 34 and 35 on said plan; thence westerly 140 feet to a point which is the beginning of a curve with a radius of 25 feet; thence around said curve 39.3 feet to a point in the easterly margin of Malden Drive; thence southerly along the easterly margin of Malden Drive; thence southerly along the easterly margin of said Drive, 173.3 feet to a point; thence easterly 157.4 feet to a point; thence northerly 160 feet to the point of beginning.

Being the same property conveyed to William L. Mertens and wife, Marry W. Mertens by Warranty deed from Houston L. Van Hook and wife, Frances H. Van Hook of record in Book 4825, page 122, Register's Office for Davidson County, Tennessee, dated June 12, 1974 and recorded on June 14, 1974.

Being the same property conveyed to Marry W. Mertens by Quitclaim deed from William L. Mertens of record in Book 5515, page 861, Register's Office for Davidson County, Tennessee, dated October 15, 1979 and recorded on October 19, 1979. Being also known as 2615 Ennis Road Nashville, Tennessee 37210.

Order filed January 23, 2002 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, for name change from Mary Jeanette Mertens to Jeanette Wooley Mertens.

Being the same property conveyed to Brandon Adams, Trustee of The 2615 Ennis Rd Trust dated June 11, 2021 by Warranty deed from Jeanette Wooley Mertens, unmarried of record in Instrument No. 20210618-0082316 Register's

Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 18, 2021. Being also known as 2615 Ennis Road Nashville, Tennessee 37210.

This is property more commonly known as 2615 Ennis Road, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 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 15th day of December, 2021.

The 2615 Ennis Rd Trust Dated June 11, 2021

By:_____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of December, 2021, before me personally appeared Brandon Adams, Trustee of The 2615 Ennis Rd Trust Dated June 11, 2021, 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 15th day of December, 2021.

Kalyn Rachel Kratzer

Notary Signature
My commission expires: 7/22/25

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Emily Manno, 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 12/15/21.

Date

Affiant Signature

12/15/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of December, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON