RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: QWB-7644-2022

WARRANTY DEED

Karen Johnson Davidson County
Batch# 869617 DEEDWARR
06/10/2022 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $5,124.50
20220610-0066478

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2022

NOTARY PUBLIC

My commission expires: 9/23/25

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James John Decker and Lisa Mara Decker 813 Saussy Court Nashville, TN 37076	Same address as new owner	115-09-0A-013-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars ($1,385,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KURT MERKELZ AND BRENDA MERKELZ, husband and wife,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAMES JOHN DECKER AND LISA MARA DECKER, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of the Woods at West Meade, a Planned Unit Development, of record in Plat at Instrument #20031027-0157620, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kurt Merkelz and Brenda Merkelz, husband and wife, from Philip Morris and Tina Morris, husband and wife, by Warranty Deed dated January 24, 2017 and recorded January 15, 2017 in Instrument #20170125-0007909, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known as: 813 Saussy Court, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of May, 2022

GRANTOR(S)

Kurt Merkelz

Brenda Merkelz

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, Kurt Merkelz and Brenda Merkelz, 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 and seal, this the 23rd day of May, 2022.



Notary Public

John Griffin

Printed Notary Name

My commission expires: March 7th, 2026

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/23/22 (date of document).

Frank Roberts

6/1/22
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 1st day of June, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

