Karen Johnson Davidson County
Batch# 890980 DEEDWARR
07/19/2022 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220719-0082847

Prepared By & Return To:
Tennessee Title Services LLC-Clarksvi
112 Center Court
Suite- A
Clarksville, TN 37040
C-22-3151

STATE OF TENNESSEE
COUNTY OF Montgomery

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2022

Notary Public

Commission Expires: 10/10/23

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Merriman and Megan Merriman 4641 Indian Summer Drive Nashville, TN 37207	New Owner	032-09-0-129.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Charles W. Beard and Brenda G. Beard, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah R. Merriman and Megan Merriman, a married couple

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:

Being Lot No. 96 on the Plan of Quail Ridge, Section 3, of record in Plat Book 7900, Page 160, Register's Office of Davidson County, Tennessee.

Beginning at a point on the eastern margin of Indian Summer Drive, said point being a common front corner with Lot No. 95 on said Plan; thence continuing in a northeasterly direction around a curve to the right with a radius of 249.99 feet a chord bearing on North 31° 4' 29" East, a distance of 84.39 feet to a point; thence continuing through said point and along the east margin of Indian Summer Drive North 59° 40' 49" a distance of 72.0 feet to a point, said point being a common front corner with Lot No. 97 on said plan; thence leaving Indian Summer Drive and running along the common boundary with said Lot No. 97, a distance of 165.18 feet to a point, said point being a common rear corner with Lots 96, 97 and 94; thence continuing in a southerly direction along the common rear boundary with said Lot 94 a distance of 112.10 feet to a point, said point being a common corner with Lots 94 and 95 on said Plan; thence running along the common boundary with said Lot 95, a distance of 135.98 feet to a point, said point being on the eastern margin of Indian Summer Drive and being point of beginning.

BEING the same property conveyed by Warranty Deed from Dwight Pennington and wife, Evelyn J. Pennington, to Charles W. Beard and wife, Brenda G. Beard, recorded August 14, 1996, as Book 10155 Page 854 in Davidson County, Tennessee Register of Deeds.

FOR INFORMATIONAL PURPOSES ONLY: Commonly Known As: 4641 Indian Summer Drive, Nashville, TN 37207

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4641 Indian Summer Drive, Nashville, TN 37207

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 so 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.

Dated this the 19th day of July, 2022.

Charles W. Beard
Charles W. Beard

Brenda G. Beard
Brenda G. Beard

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 19th day of July, 2022, before me personally appeared Charles W Beard and Brenda G Beard, 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 19th day of July, 2022.

Notary Signature
My commission expires: 9/18/2024

BRANDY M. PEETZ
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 7/19/2022.

Affiant Signature

7/19/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/19/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON