WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 895283 DEEDWARR
07/28/2022 10:51:05 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20220728-0086102

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Na

File No.: 22-0419

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Katherine Terry Coode	OWNER	Map: 12908003400
(NAME) 1029 Edwin Warner Dr.	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($550,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LISA COLLIER AND LORI WEIR AND MICHAEL MERCER, HEIRS OF THE ESTATE OF LINDA GAY ALLEY MERCER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATHERINE TERRY COODE, A SINGLE WOMAN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 29 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, Pages 12, 13 and 14, R.O.D.C. Said Lot No. 29 fronts 98.66 feet on the northwesterly side of Edwin Warner Drive, and extends back, 201.9 feet on the southwesterly line and 200 feet on the northwesterly line to a dead line, measuring 109 feet thereon.

Being the same property conveyed to Linda Gay Alley Mercer, by Final Divorce Decree from John E. Mercer, of record in Book 5254, Page 120, Register's Office for said County. Also see Deed of record in Book 3931, Page 872, said Register's Office. The said Linda Gay Alley Mercer died April 20, 2022, with a Will, but the Estate was not probated. The Grantors, Lisa Collier, Lori Weir, and Michael Mercer, execute this instrument as the Heirs of the Estate of Linda Gay Alley Mercer. See also Affidavits of Heirship of record in Instrument 20220613-0066748 and Instrument 20220613-0066749, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3600, Page 12-14, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3466, Page 89, amended in Book 3534, Page 128, amended in Book 3577, Page 511, amended in Book 3770, Page 81, Register's Office for said County.

The signature of Michael Mercer is signed by his duly appointed Attorney-in-Fact, Lisa Collier, pursuant to the Power of Attorney of record in Instrument No. 20220728-0086100, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1029 Edwin Warner Drive, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 27th day of July, 2022.

Lisa Collier
Lisa Collier

Lori Weir
Lori Weir

Michael Mercer, by Lisa Collier, his Attorney-in-fact
Michael Mercer by Lisa Collier, his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Collier and Lori Weir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 27th day of July, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Lisa Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Michael Mercer, as his/her Attorney-in-Fact, as the free act and deed of the within named Michael Mercer.

Witness my hand and official seal this 27th day of July, 2022.

My Commission Expires: 3.3.26

Notary Public

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY