THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-5005-WE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 415,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2022 Notary Public MY COMMISSION EXPIRES: 11.3.25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 909040 DEEDWARR
08/26/2022 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220826-0096754

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Merritt and Olivia Merritt	New Owner	
537 Longview Dr		112-00-0-027.00
Pegram, TN 37143		
(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, **Mary Gay White** ,unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Merritt and Olivia Merritt, husband and wife** and Philip Kraggy and Bernadette Kraggy, husband & wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 9th Civil District of Davidson County, Tennessee, described as follows, to- wit:

Beginning in the center of a road called Longview Drive, said road running Northwestwardly off of Old Charlotte Road, said point in the center of said Longview Drive being the Southwest corner of the property conveyed to Bruce Lee Vickery and wife, by deed from David S. Ferguson and wife, of record in Book 3101, page 230, Register's Office of Davidson County, Tennessee; thence with said Vickery's Westerly line, North 3-1/2 degrees East, 470 feet; thence North 24-1/2 degrees West, 100 feet to the Northeast corner of the property conveyed to John E. Foster, et al, by deed from Donald E. Robinson and wife, of record in Book 3642, Page 104, Register's Office of Davidson County, Tennessee; thence with said Foster's Easterly line, South 3-1/2 degrees West, 500 feet to the center of said Longview Drive; thence with the center of same, Eastwardly 100 feet to the beginning, containing 1.11 acres, more or less.

Being the same property conveyed to Robert Lee Krabel, unmarried by Warranty deed from B. Gayden Pate and wife, Marjorie S. Pate of record in Instrument No. 20180625-0060826 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 25, 2018.

Being the same property conveyed to Mary Gay White by Warranty deed from Robert Lee Krabel, unmarried of record in Instrument No. 20220523-0059459 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 23, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **537 Longview Dr, Pegram, TN 37143**

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 the 23 day of August, 2022.

Mary Gay White

Mary Gay White

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 **Mary Gay White,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of August, 2022.

My Commission expires: Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 8/23/22 (date of document).

Affiant Signature

8/26/22
Date

State of Tennessee

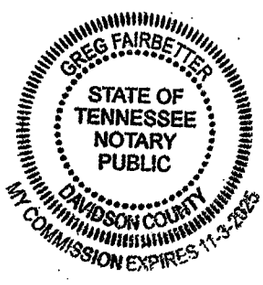
County of Davidson

Sworn to and subscribed before me this 26th day of August, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212