Karen Johnson Davidson County
Batch# 931140 DEEDWARR
10/18/2022 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20221018-0113760

WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Marsha N. Merrimon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2022.

Rhonda Burgess Howse
Notary Public

RHONDA BURGESS HOWSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luke Tremblett	Shelter Home Mortgage	Parcel ID: 081 15 0 126.00
(NAME)	(NAME)	
1903 Formosa Street	**1770 Indian Trail Lilburn Road NW, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Norcross, GA 30093**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marsha N. Merrimon,an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Luke Tremblett,an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being the westerly 37 1/2 feet of Lot No. 71 of J.M., T.J., and G. W. Harding's addition to Nashville, a plan of which is of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee. Said westerly part of Lot No. 71 fronts 37 1/2 feet on the southerly side of Formosa Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie W. Merrimon and wife, Notie B. Merrimon from Kosie Gardner, Sr. and wife, Eleanor Gardner by Deed dated March 3, 1973 and recorded on March 6, 1973 in Book 4686, Page 557, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Marsha N. Merrimon and Willie W. Merrimon and Notie B. Merrimon from Willie W. Merrimon and Notie B. Merrimon by Quitclaim Deed, dated August 11, 1997 and recorded on August 25, 1997, in Book 10579, Page 945, Register's Office for Davidson County, Tennessee. Willie

W. Merrimon, having since died on August 8, 1999, vesting his interest to Notie B. Merrimon, as his surviving tenant by the entirety. Leaving property vested to Marsha N. Merrimon and Notie B. Merrimon, as surviving tenants by the entirety.

Further being the same property conveyed to Marsha N. Merrimon and Notie B. Merrimon, as joint tenants with right of survivorship from Marsha N. Merrimon and Notie B. Merrimon by Quit Claim Deed, dated February 17, 2011 and recorded on March 3, 2011, in Instrument No. 20110303-0017250, Register's Office for Davidson County, Tennessee. The said Notie B. Merrimon having since died on December 5, 2020, leaving Marsha N. Merrimon, as sole surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1903 Formosa Street, Nashville, TN 37208

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 14th day of October, 2022

Marsha N. Merrimon

Marsha N. Merrimon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Marsha N. Merrimon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of October, 2022.

Rhonda Burgess Howse

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 14, 2022**.

Date

Affiant Signature

10/18/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **18th** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)