Karen Johnson Davidson County
Batch# 934122 DEEDWARR
10/27/2022 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20221027-0116379

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-22-4976

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19500-DS

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of October, 2022

Notary Public

Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tiffany Hays 4602 Camellia Place Nashville, TN 37216	Tiffany Hays 2147 Osburn Road Arrington, TN 37014	061-08-0-128.00

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,

Marilyn Jo Merdler, a single woman

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

Tiffany Hays, unmarried

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. 17 on the unrecorded Plan of the George C. Nolen's subdivision of a 10 acre tract, described according to a survey made by Erle Drake, Surveyor, May 30, 1935 as follows:

Beginning on the easterly margin of Camellia Place formerly Newton Avenue, at the corner of Lot Nos. 16 and 17, being the southwest corner of the property conveyed to Douglas C. Smith and wife, by deed from R.C. Beasley and wife, of record in Book 1788, Page 3, Register's Office for Davidson County, Tennessee; thence with the southerly line of said Smith property eastwardly 220 feet; thence southwardly and parallel with the easterly margin of Camellia Place, 100 feet to the corner of Lot Nos. 17 and 18; thence with the line between said two lots, westwardly 220 feet to the easterly margin of Camellia Place; thence with the said Place northwardly 100 feet to the beginning.

BEING the same property conveyed by Warranty Deed from Bethany Rose Haynie, now known as Bethany Rose Haynie Tippitt, married to Marilyn Jo Merdler, unmarried, recorded June 15, 2012, as Instrument No. 20120615-0052799 in Davidson County, Tennessee Register of Deeds.

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: 4602 Camellia Place, Nashville, TN 37216

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 25th day of October, 2022.

Marilyn Jo Merdler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn Jo Merdler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 25th day of October, 2022.

Notary Public
My Commission Expires: 2/26/23

CASSIE LOVVORN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/25/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/25/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 **day of** October, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM