(2)

Karen Johnson Davidson County
Batch# 946600 DEEDWARR
12/01/2022 03:11:30 PM 5 pgs
Fees: $28.00 Taxes: $1,572.50
20221201-0125994

2022-0600

WARRANTY DEED

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2022.

_____
Notary Public

MY COMMISSION EXPIRES: 1-21-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Haury & Smith Contractors, Inc.	Haury & Smith Contractors, Inc.	096 09 0 053.00
(NAME)	(NAME)	
7065 Moores Lane, Suite 300	7065 Moores Lane, Suite 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **G. Stroud Merritt, III, an individual, and Louise Clark Merritt, an individual, and Eli Merritt and Rosana Castrillo, Trustees of The Eli Merritt and Rosana Castrillo Revocable Trust dated February 27, 2004, as tenants in common**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Haury & Smith Contractors, Inc., a Tennessee corporation**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being in the 3rd formerly the second district of Davidson County, Tennessee, being Lot No. 1 in Donelson Annex Subdivision, as shown in survey by John Wilkes, Civil engineer, November 27th, 1928, which plat is of record in Plan Book 1, Page 141, R.O.D.C., and more particularly described as follows: Beginning in the center of the Donelson Road at the Northeast corner of said subdivision thence South 87 degrees West with the N. C. & St. L. Railroad property 692 feet, to a post; thence with said Railroad right of way South 61 degrees West 62 feet to a stake; thence South 85 degrees 30 feet East 739 feet to the center of the Donelson Road; thence with the center of said road North 4 degrees East 126 feet to the point of beginning containing 1.4 acres, more or less, being the same property conveyed to A. D. Duke and wife, Mary Florence Duke, by Nora Johnson Cantrell and husband, Dempsey Weaver Cantrell, as of record in Book 831, Page 578, R.O.D.C., Tennessee.

Being the same property conveyed to G. Stroud Merritt, III, Louise Clark Merritt, and Eli Merritt and Rosana Castrillo, Trustees of the Eli Merritt and Rosana Castrillo Revocable Trust, by Executor's Quitclaim Deed from Gilbert S. Merritt, Executor, of the Estate of Angie Merritt Donelson Ezell, deceased, of record in Instrument No. 20040323-0032662, in the Register's Office of Davidson County, Tennessee, dated March 22, 2003 and recorded on March 23, 2004.

Being the same property conveyed to Angie Cantrell Merritt, by Warranty Deed from A. D. Duke and Wife, Mary Florence Duke, of record in Book 1198, Page 398, in the Register's Office of Davidson County, Tennessee, dated October 06, 1941 and recorded on October 30, 1941. The said Angie Cantrell Merritt

since died on November 11, 2000 (Testate) and Probate recorded in Docket No. 01P-18, in the Probate Court Clerk's Office, Davidson County, Tennessee.

This conveyance is subject to the following: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Donelson Annex Subdivision, as recorded in Plat Book 1, Page(s) 141, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 310 Donelson Pike, Nashville, TN 37214
(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 successors 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 successors 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.

Effective the 1 day of December, 2022.

x G. Stroud Merritt III by Louise Clark Merritt
G. Stroud Merritt, III by Louise Clark Merritt, attorney-in-fact

x Louise Clark Merritt
Louise Clark Merritt

State of TN
County of Williamson

On this 1 day of December, 2022 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Louise Clark Merritt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of G. Stroud Merritt, III, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of a Power of Attorney of record in Instrument # 202212010125993 in the Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 1 day of December, 2022.

Kimberly D Hicks
Notary Public:
My Commission Expires: 1-31-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Louise Clark Merritt, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of December, 2022.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-31-26

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

The Eli Merritt and Rosana Castrillo Revocable Trust dated February 27, 2004

BY: _____
Eli Merritt
Trustee

BY: _____
Rosana Castrillo
Trustee

STATE OF California
COUNTY OF San Francisco

Personally appeared before me, the undersigned, a Notary Public for the said State and County aforesaid Eli Merritt and Rosana Castrillo, which whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposees therein contained, and who further acknowledged that he/she are the Trustees of the The Eli Merritt and Rosana Castrillo Revocable Trust dated February 27, 2004, as tenants in common, and are authorized by the trust document to exeucte this instrument on its behalf.

Witness my hand and seal, at office, this 29 day of November, 2022.

_____
Notary Public
My Commission Expires: 8/13/2023

ANTHONY MONTERO
Notary Public - California
San Francisco County
Commission # 2297458
My Comm. Expires Aug 13, 2023

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of SAN FRANCISCO

On November 29, 2022 before me, ANTHONY MONTERO, NOTARY PUBLIC, personally appeared **RUFUS ELIJAH FORT MERRITT** and **ROSANA CASTRILLO DIAZ,** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(seal)

ANTHONY MONTERO
Notary Public - California
San Francisco County
Commission # 2297458
My Comm. Expires Aug 13, 2023

MISSION DOC PREP
2492 Mission Street, San Francisco CA 94110
(415) 206-1697
info@missiondocprep.com

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 1st day of December, 2022.

K. Thomas Sidwell
Date: 12-1-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of December, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

