WARRANTY DEED

Karen Johnson Davidson County
Batch# 954245 DEEDWARR
12/21/2022 01:16:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20221221-0131831

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00.**

AFFIANT
SUBSCRIBED AND SWORN TO ME ON 16TH DAY OF DECEMBER, 2022.

J. KAYE CLARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/24

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2253 - RS

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Norma Jean Merrimon 3232 Mexico Dr Nashville, TN 37218	New owner	04313020800

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And 0/100 ($265,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

BRENNAN J. HAVICAN, AN UNMARRIED MAN

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

NORMA JEAN MERRIMON, A SINGLE PERSON

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot 15, Block G, Forest Park Subdivision, as shown on plat of record in Book 843, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
SAID Lot 15 fronts together 100 feet on the Northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.
BEING the same property conveyed to Brennan J. Havican, unmarried man, by Warranty Deed from Christopher A. Baros dated February 1, 2022, and recorded March 10, 2022, in Instrument No. 20220310-0028044, in the Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Christopher A. Baros, by Warranty Deed from Music City Holdings, LLC, dated November 19, 2020, and recorded December 11, 2020, in Instrument No. 20201211-0145798, in the Register's Office of Davidson County, Tennessee; ALSO, being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Gerald E. Baker and Wendy Lyn Baker, Trustees of the 2015 Wendy and Jerry Baker Revocable Trust Dated the 31st day of August, 2015, dated November 19, 2020, and recorded November 30, 2020, in Instrument No. 20201130-0138768, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 313 Elm Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR BRENNAN J. HAVICAN, AN UNMARRIED MAN to NORMA JEAN MERRIMON, AN UNMARRIED WOMAN FOR THE TRANSFER OF PROPERTY LOCATED AT 313 ELM STREET, MADISON, TN 37115.]

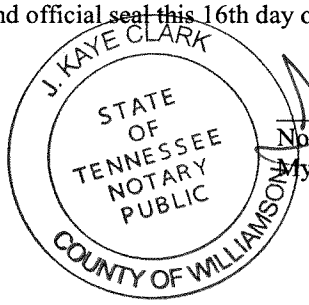
Witness our/my hand on the 16th day of December, 2022.

Brennan J. Havican

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brennan J. Havican, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official ~~seal this~~ 16th day of December, 2022.



Notary Public
My Commission Expires: 9/30/24

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Dec 16, 2022

Kimberly Hollingshead, Esq.

Dec 16, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16 day of December, 2022.

Notary Signature

My Commission Expires 9/30/24

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON