THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5495-WE

Karen Johnson Davidson County
Batch# 956500 **DEEDWARR**
12/30/2022 09:56:51 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20221230-0133861

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

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 BEFORE ME, THIS THE 29 DAY OF December, 2022.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren Rae Merkley & Daniel Twiford	New Owner	
3722 Plantation Drive		074-16-0-045.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Kathy Jane Collins, sole devisee of the herein-desribed real properety under the Last Will and Testament of Andrew Michael Bogle,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lauren Rae Merkley, a single person and Daniel Twiford, a single person, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 543 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew J. Bogle and wife, Carrie Bogle, by Warranty Deed from Everett Ray Richardson and wife, Lillian F. Richardson, of record in Book 4562, page 406, Register's Office for Davidson County, Tennessee, dated December 09, 1971 and recorded on December 17, 1971. Andrew J. Bogle died on or about February 23, 1986, vesting Carrie Bogle as surviving tenant by the entirety.

Further, being the same property conveyed to Carrie Bogle and son, Andrew Michael Bogle, by Quitclaim Deed from Carrie Bogle, a window, of record in Book 7492, page 263, Register's Office for Davidson County, Tennessee, dated March 09, 1988 and recorded on March 16, 1988.

Carrie Bogle died, intestate, on or about about November 23, 1990. See Affidavit of Heirship, recorded contemporaneously herewith, of record in Instrument No. 20221230-0133859, Register's Office for Davidson County, Tennessee.

Andrew Michael Bogle died, testate, on August 11, 2021. Pursuant to the Last Will and Testament of Andrew Michael Bogle, the herein-described real property was devised to Kathy Jane Collins. The Last Will and Testament of Andrew Michael Bogle was entered for Probate at Docket No. 21P2303 in the Circuit Court-Probate Division of Davidson County, Tennessee.

Further, being the same property conveyed to Kathy Jane Collins by Executor's Deed from Kathy Jane Collins, Executor for the Estate of Andrew Michael Bogle, of record in Instrument No. 20220511-0054156 Register's Office for Davidson County, Tennessee, dated May 05, 2022 and recorded on May 11, 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 improved property known as **3722 Plantation Drive, Hermitage, TN 37076**

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 22 day of December, 2022

Kathy Jane Collins by Jessica Allen, Attorney in fact
Kathy Jane Collins
By: Jessica Allen, Attorney in Fact

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 Jessica Allen, 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 on behalf of Kathy Jane Collins, as her Attorney in Fact, as the free act and deed of the within named Kathy Jane Collins.

Witness my hand and official seal this the 22nd day of December 2022.

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

My Commission expires _____

Notary Public