WARRANTY DEED

Karen Johnson Davidson County
Batch# 976060 **DEEDWARR**
03/02/2023 10:42:29 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20230302-0014946

JM-TAG-23-956

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Avery C. Merritt **David J. Merritt and Pamela D. Merritt**	**CapStar Bank**	
(NAME) **956 Giant Oak Dr**	(NAME) **2002 Richard Jones Road, Suite A300**	**106-15-0-050.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD WAYNE SHOCKNEY, JR., UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AVERY C. MERRITT, AN UNMARRIED MAN, AS TO AN UNDIVIDED 1% INTEREST AND DAVID J. MERRITT AND PAMELA D. MERRITT, HUSBAND AND WIFE, AS TO AN UNDIVIDED 49.5% INTEREST TO EACH, ALL AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 106 on the Plan of Section 2, Hill-N-Dale of record in Plat Book 4175, Page 5, 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 Patrick Wayne Shockney and Donald Wayne Shockney, Jr., as tenants in common by Executor's deed from Patrick Wayne Shockney, Executor of the Estate of Shirley Marie Shockney of record in Instrument No. 20221202-0126166 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 2, 2022.

Further being the same property conveyed to Donald Wayne Shockney, Jr. by Quitclaim deed from Patrick Wayne Shockney and Donald Wayne Shockney, Jr. of record in Instrument No. 20221202-0126170 Register's Office for Davidson County, Tennessee, dated November 28, 2022 and recorded on December 2, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Plan of record in Plat Book 4175, Page 5, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4206, Page 106, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **956 Giant Oak Dr, Nashville, Tennessee 37217**.

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 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 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 my/our hand(s) this the 28th DAY OF FEBRUARY, 2023.

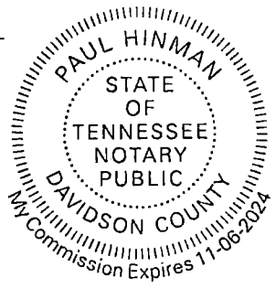
Donald W. Shockney Jr.
Donald Wayne Shockney, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD WAYNE SHOCKNEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2023.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212