Karen Johnson Davidson County
Batch# 1010494 DEEDWARR
06/02/2023 10 51 50 AM 2 pgs
Fees. $13 00 Taxes $5,531.50
20230602-0041817

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.. P23-5965-WE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO·	MAP/PARCEL NO(S)
David Merrell and Holly Merrell	NEW OWNER	**082094B00500CO**
(NAME)	(NAME)	
1228 E 4th Avenue North, Unit 5		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Four Hundred Ninety-Five Thousand And No/100 Dollars ($1,495,000 00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, SIX ON FOURTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DAVID MERRELL AND HOLLY MERRELL, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Unit No. 5 established pursuant to the Declaration of Covenants, Conditions and Restrictions for Six on Fourth Townhomes of record in Instrument No. 20201005-0114853, in the Register's Office for Davidson, Tennessee, and being shown on the Plat attached to said Declaration as Exhibit "B", to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Six on Fourth, LLC by Warranty Deed from Monroe Crossing, LLC of record in Instrument Number 20200917-0106561, in the Register's Office for Davidson County, Tennessee, dated September 16, 2020 and recorded on September 17, 2020

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.

unimproved ☐
This is improved ☒ property, known as 1228 E 4th Avenue North, Unit 5, Nashville, TN 37208
(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 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 successors 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 Grantor's this 1st day of June, 2023

Six on Fourth, LLC

BY: _____
Michael A Hartley, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Michael A. Hartley**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of Six on Fourth, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Secretary

Witness my hand and official seal this the 1st day of June, 2023

My Commission expires _____ Notary Public

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