WARRANTY DEED

Karen Johnson Davidson County
Batch# 1027812 DEEDWARR
07/18/2023 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,396.75
20230718-0055229

File #23-PA-3516-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anthony J. Torres and Molly Louise Torres	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	
3516 Huntland Drive	**3940 North Ravenswood Avenue**	**039 00 0 212.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189	**Chicago, IL 60613**	
(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, **DOROTHOLA MERRITT, A WIDOW,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANTHONY J. TORRES AND MOLLY LOUISE TORRES, A MARRIED COUPLE** 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. 18 on the Plan of Hickory Hollow, as of record in Book 4675, Page 86, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 54.86 feet on the Southerly side of the culdesac of Huntland Drive and runs back between lines 419.55 feet on the Northerly side and 368.94 feet on the Westerly side to a multiple broken line on the rear on which it measures a total of 548.19 feet.

Being the same property conveyed to A.S. Merritt, Jr. and Wife, Dorothola Merritt, by Warranty Deed from Walter B. Williams and Wife, Margie L. Williams, of record in Book 5003, Page 162, in the Register's Office of Davidson County, Tennessee, dated March 03, 1976 and recorded on March 05, 1976. The said A.S. Merritt, Jr died on June 21, 1996, leaving Dorothola Merritt as surviving tenant by the entirety.

This conveyance is subject to:
*County of Davidson taxes for the year 2023 and subsequent years, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow, as recorded in Book 4675, Page 86.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4942, Page 11.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3516 Huntland Drive, Whites Creek, TN 37189**.

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 17th day of July, 2023.

Dorothola Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2023, before me personally appeared Dorothola Merritt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of July, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 17th day of July, 2023.

Affiant Signature

Date 7/17/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024