Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-C-23-4121

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230645014

Karen Johnson Davidson County
Batch# 1031184 **DEEDWARR**
07/26/2023 02:37:23 PM 2 pgs
Fees: $13.00 Taxes: $2,849.00
20230726-0057744

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $770,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of July, 2023.

Notary Public
My Commission Expires: 07/09/2024

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryce Merritt and Bethany Merritt 4121 Edwards Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 061 06 0 093.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Biddle Enterprises, Inc, a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryce Merritt and Bethany Merritt, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Southerly 34 feet of Lot No. 134 and the Northerly 32 feet of Lot No. 135 on the map of Maplewood Heights Subdivision, as of record in Plat Book 547, Page 77 and 78, Register's Office for Davidson County, Tennessee, to which is further described in the survey performed on January 18, 2023, by Phillip E. Homes, Jr., for Volunteer Land Surveying Services, as seen in Exhibit "A".

Being the same property conveyed to Biddle Enterprises Inc, a Tennessee Corporation, by Warranty Deed from Music City Financial LLC, a Texas Limited Liability Company, of record in Instrument No. 20230215-0011095, in the Register's Office of Davidson County, Tennessee, dated January 20, 2023 and recorded on February 15, 2023.

Being the same property conveyed to Music City Financial LLC, a Texas Limited Liability Company, by Warranty Deed from Donna Kay Ingram, married, of record in Instrument No. 20230215-0011073, in the Register's Office of Davidson County, Tennessee, dated January 20, 2023 and recorded on February 15, 2023.

Being the same property conveyed to Donna Kay Ingram, by Quitclaim Deed from Janice D. Craighead, A/K/A Janice Lanell Craighead, of record in Instrument No. 20220504-0051518, in the Register's Office of Davidson County, Tennessee, dated March 17, 2022 and recorded on May 04, 2022.

Being the same property conveyed to Donna Kay Ingram, reserving a life estate, by Quitclaim Deed from Lillard W. Craighead and wife, Janice D. Craighead, of record in Instrument No. 20150226-0016421, in the Register's Office of Davidson County, Tennessee, dated February 24, 2015 and recorded on February 26, 2015.

Being the same property conveyed to Lillard W. Craighead and wife, Janice D. Craighead, by Warranty Deed from Tom R. Britt, Et Ux, Emma H. Britt, of record in Book 7334, Page 55, in the Register's Office of Davidson County, Tennessee, dated August 19, 1987 and recorded on August 25, 1987. Said Lillard Wayne Craighead since died on January 05, 2017 leaving Janice D. Craighead as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplewood Heights Subdivision, as recorded in Plat Book 547, Page(s) 77 & 78.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5248, Page 408.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 4121 Edwards Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2023.

Biddle Enterprises, Inc.

By: Marisa C. Biddle
Marisa C. Biddle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Marisa C. Biddle with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of Biddle Enterprises, Inc, a Tennessee Corporation, the within named bargainor, and that she as Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation by herself as Vice President.

Witness my hand and official seal at office, this 21st day of July, 20223.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025