# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1031187 DEEDWARR
07/26/2023 02:39:28 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20230726-0057750

DM-WRE-23-4032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**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) |
|---|---|---|
| **Michael Auer and Victoria Auer** | **Truist Bank** | |
| (NAME) | (NAME) | **098 05 0A 153.00** |
| **4032 Hallborough Way** | **1001 Semmes Avenue** | |
| (ADDRESS) | (ADDRESS) | |
| **Hermitage, TN 37076** | **Richmond, VA 23224** | |
| (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, **COLE MERRITT AND MAURA MERRITT, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL AUER AND VICTORIA AUER, HUSBAND AND WIFE**, 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 Located in Davidson County, Tennessee, being all of Lot No. 111, on the Plan of Revision One, Section Five, Hampton Hall, according to plat and survey of same appearing of record in Instrument No. 20000728-0074425, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Cole Merritt and Maura Merritt, husband and wife, by Warranty Deed from John D. Shelburne and Amy Shelburne f/k/a Amy Whitham, husband and wife, of record in Instrument No. 20200821-0094685, in the Register's Office of Davidson County, Tennessee, dated August 17, 2020, and recorded on August 21, 2020.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.
- 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 Revision One, Section Five, Hampton Hall, as recorded in Instrument No. 20000728-0074425.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Hampton Hall, as recorded in Book 9700, Page 216.
- Declaration of Covenants, Conditions and Restrictions recorded in Book 10278, Page 257, supplemented in Book 10301, Page 184; Book 10956, Page 520; Book 11372, Page 852; Book 11573, Page 512 and Instrument No. 20000608-0057413 and amended in Book 10444, Page 460 and Book 10640, Page 947.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 10584, Page 114.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4032 Hallborough Way, Hermitage, Tennessee 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 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 21st DAY OF JULY, 2023.

Cole Merritt

Maura Merritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLE MERRITT, 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 21st of July, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

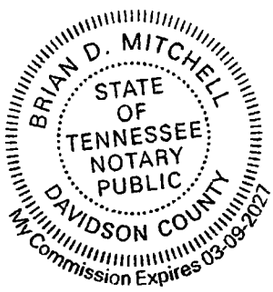



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAURA MERRITT, 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 21st of July, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)




**RETURN TO:**
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Nashville, TN 37212