Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1035673 DEEDWARR
08/08/2023 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230808-0061247

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee)
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $355,000

Jamielka Jones
Affiant Signature

Subscribed and sworn to before me on this the 3 Day of August, 2023

Notary Public

My Commission expires 9, 2, 24

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

NAME AND ADDRESS OF PROPERTY OWNER:
Grant Terry and Joe Anderson
3751 Faulkner Dr
Nashville, TN 37211

SEND TAX BILLS TO:
Grant Terry and Joe Anderson
3751 Faulkner Dr
Nashville, TN 37211

MAP AND PARCEL NUMBER: Tax ID #: 147080113900

WARRANTY DEED
23NT00719

Effective the 3 Day of August, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Stephen F. Merritt, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Grant Terry, a single man, and Joseph Anderson, a married man, as Tenants-In-Common with Rights of Survivorship

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 89 on the Plan of Hillbrook, Section 3, of record in Book 3300, Page 84, Register's Office for said County.

Said Lot No. 89 fronts 76 feet on the westerly side of Faulkner Drive and extends back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Stephen F. Merritt, unmarried from Linda G. Foster, unmarried, by Warranty Deed dated 04/12/2004 and recorded 04/19/2004 in Instrument No. 20040419-0044128, Register's Office of said County.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 3 day of August 2023

Stephen Merritt

Stephen F. Merritt

State of TN
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Stephen F. Merritt,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Leslie G. Hayes, 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 **8/3/2023**.

Date

Affiant Signature

8/7/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7th day of August, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)