RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036778 DEEDWARR
08/10/2023 09 51 02 AM 2 pgs
Fees $13 00 Taxes $888 00

20230810-0061996

File #23-PA-3040-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

CHRISTINA HIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/2/2026

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)
Ratliff Real Estate, LLC	**New Owner**	
(NAME)	(NAME)	**150 05 0 260.00**
3040 Anderson Road	**3007 Jenry Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37214**	
(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, **RENE C. MERCER, AN UNMARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RATLIFF REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 163 on the plan of Section 7, Cherry Hills, of record in Book 4660, Page 49 Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description

Being the same property conveyed to Rene C Mercer, by Quitclaim Deed from Timothy Edward Kahn and wife, Marilyn E Kahn, of record in Instrument No 20010613-0062511, in the Register's Office of Davidson County, Tennessee, dated May 01, 2001, and recorded on June 13, 2001

Being the same property conveyed to Rene' Mercer, by Quitclaim Deed from John H Mercer, of record in Book 9964, Page 442, in the Register's Office of Davidson County, Tennessee, dated February 26, 1996, and recorded on March 01, 1996

Being the same property conveyed to John H Mercer and wife, Rene' Mercer, by Warranty Deed from Timothy Edward Kahn and wife, Marilyn E Kahn, of record in Book 7768, Page 819, in the Register's Office of Davidson County, Tennessee, dated January 27, 1989, and recorded on February 08, 1989. The said John H Mercer died on December 25, 1997

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

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 7, Cherry Hills, as recorded in Book 4660, Page 49

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4728, Page 116

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **3040 Anderson Road, Nashville, TN 37217**.

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 8th day of August, 2023.

Rene C. Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of August, 2023, before me personally appeared Rene C Mercer, 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 8th day of August, 2023

Notary Signature
My commission expires

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

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