RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300 BOX 10-A
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1045181 DEEDWARR
09/01/2023 10 22 53 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20230901-0068670

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 30th day of August 2023

Notary Public
My Commission Expires

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

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner	Send Tax Bills To	Map/Parcel Number
John Matt Merritt and Conley Chinn	Mutual of Omaha Mortgage Inc	172-12-0B-195 00 CO
5716 Scout Drive	1133 Ocean Avenue, Mailstop DP8232	
Nashville TN 37211	Lakewood NJ 08701	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Davis S. Carr**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **John Matt Merritt, unmarried man, and Conley Chinn, unmarried woman, as tenants in common with rights of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit

LAND in Davidson County, Tennessee, being Lot No. 192 as shown on Plan of Section Eleven, Bradford Hills, of record in Plat Book 7900, Page 496, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

BEING the same property conveyed to Davis S Carr, a single woman, by Warranty Deed from Tina L. Lamaison and Robert M Snow, wife and husband, dated 8/3/2020 and recorded 8/5/2020 in Instrument No. 20200805-0086835, in the Register's Office of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170, as supplemented to annex Section Eleven in Book 8885, Page 519, Register's Office for Davidson County Tennessee

HOA Charter of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee

By-Laws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee

Conveyance of Open Space of record in Book 9779, Page 672, Register's Office for Davidson County, Tennessee

Deed of Conveyances of record in Book 8377, Page 769 and Book 8377, Page 808, Register's Office for Davidson County, Tennessee

All existing easements and all other matters shown on plat of record in Book 7900, Page 6 and Book 7900, Page 496, Register's Office for Davidson County, Tennessee

2023 Davidson County taxes, a lien not yet due and payable

This is (__X__) improved (____) unimproved property, known as 5716 Scout Drive, Nashville, TN 37211

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), his/her/their assigns forever Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 30th day of August, 2023

Davis S Carr

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Davis S Carr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this 30th day of August, 2023

Commission Expires

9/27/26

Notary Public.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY