PREPARED BY & RETURN TO:
Regency Title & Escrow, LLC
1655 International Dr., #101
Memphis, Tennessee 38120
Office Phone (901)753-9499

Karen Johnson Davidson County
Batch# 1090460 DEEDWARR
01/11/2024 07:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20240111-0002250

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-4153

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of January, 2024

Notary Public

Commission Expires: 3/11/2026

CARLTON W. ORANGE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-11-2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deborah D. Patton 3028 Kings Lane Nashville, TN 37218	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265-0070	059-10-0-097.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Annabelle H. Merrimon

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deborah D. Patton, a single woman.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 38 on the Plan of Haynes Estates, Section One of record in Book 3700, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Merrimon by Warranty Deed from Sidney Alan Brooks and wife, Marilyn Hughes Brooks of record in Book 6030, Page 845, Register's Office for Davidson County, Tennessee, dated March 31, 1983 and recorded on April 01, 1983. The said Robert Merrimon died on or about November 04, 2017. Reference is made to his Last Will and Testament duly probated in the Seventh Circuit

Court, Probate Division of Davidson County, Tennessee, bearing Docket No. 17P2095, devising subject property to spouse, Annabelle H. Merrimon. Reference is further made to the letters testamentary issued to Annabelle H. Merrimon in said Court.

Being the same property conveyed to Annabelle H. Merrimon by Executor Deed from Annabelle H. Merrimon, Executor of the Estate of Robert Merrimon of record in Instrument No. 20181115-0112631, Register's Office for Davidson County, Tennessee, dated November 14, 2018 and recorded on November 15, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3028 Kings Lane, Nashville, TN 37218

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; and we so covenant with the 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, 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 GRANTEES, 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.

Dated this the 5th day of January, 2024.

Annabelle H. Merrimon

Annabelle H. Merrimon

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

On this 5th day of January, 2024, before me personally appeared Annabelle H. Merrimon, 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 5th day of January, 2024.

Notary Signature
My commission expires:

MELISSA J. BUTCHIKO-TUFECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Comm. Expires
9/27/2026

WARRANTY DEED

I, Carlton W. Orange, 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 Jan. 5, 2024 (date of document).

Affiant Signature

January 5, 2024
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 5th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 3/11/2026

Notary's Seal (if applicable)

