Karen Johnson Davidson County
Batch# 1095824 DEEDWARR
01/30/2024 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $962.00
20240130-0006523

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-17-24
(AFFIX SEAL)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Y-BE-23-1523

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)
Graceperity, LLC	**NEW OWNER**	
(NAME) **1523 12th Avenue North**	(NAME) 124 Glen Echo Drive	**081-12-0-188.00**
(ADDRESS) **Nashville, TN 37208-2024**	(ADDRESS) Smyrna, TN 37167	
(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, **DOLORES CROSS AND BARBARA MAYBERRY, CO-EXECUTRICES OF THE ESTATE OF HELENA H. MERRITT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACEPERITY, LLC,** 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:

Being parts of Lot Nos. 7 and 8 in the subdivision of part of the Scott 5 acre tract in North Nashville, a plan of which is of record in Minute Book "Q" page 60, County Court for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 12th Avenue North, formerly Florence Street, at the southeast corner of the property conveyed to Caroline B. Thompson, by deed of record in Book 539, page 424, said Register's Office; thence westerly with her southerly line 154 feet, more or less, to an alley; thence southerly with same 34 feet; thence easterly 154 feet to the westerly margin of 12th Avenue North; thence northerly with same 34 feet to the beginning.

Being the same property conveyed to Alvester Merritt and Novella Merritt by Installment Deed from W. T. Selley and wife, Callie Selley of record in Book 1092, page 10, Register's Office for Davidson County, Tennessee, dated June 30, 1938 and recorded on July 8, 1938.

The said Alvester Merritt having died vesting Novella Merritt as surviving tenant by the entirety.

Being the same property conveyed to Helena H. Merritt by Quitclaim Deed from Novella H. Merritt of record in Book 8464, page 677, Register's Office for Davidson County, Tennessee, dated October 15, 1991 and recorded on October 16, 1991.

The said Helena H. Merritt having died on or about March 16, 2023. Pursuant to the Last Will and Testament of Helena H. Merritt admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee, Case No. 23P780, the personal representatives of the Estate of Helena H. Merritt were directed to sell the property hereinabove-described and distribute the proceeds of same pursuant to the terms of said Last Will and Testament.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Subject to all matters shown on the Plan of record in Book Q, Page 60, County Court for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1523 12th Avenue North, Nashville, Tennessee 37208-2024**.

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 24th DAY OF JANUARY, 2024.

The Estate of Helena H. Merritt

BY: _____
Dolores Cross
Co-Executrix

STATE OF California
COUNTY OF Sacramento

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOLORES CROSS, CO-EXECUTRIX of the THE ESTATE OF HELENA H. MERRITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of January, 2024.

_____
Notary Public Giselle Abdul
My Commission Expires: 6/8/2027
(SEAL)

GISELLE ABDUL
Notary Public - California
Sacramento County
Commission # 2449657
My Comm. Expires Jun 8, 2027

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 24 DAY OF JANUARY, 2024.

The Estate of Helena H. Merritt

BY: Barbara T. Mayberry
Barbara Mayberry
Co-Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BARBARA MAYBERRY, CO-EXECUTRIX of the THE ESTATE OF HELENA H. MERRITT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~10th~~ 24TH of January, 2024.

Notary Public
My Commission Expires: 1-4-27
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/24/24 (date of document).

Jennifer Russell
Affiant Signature

1/30/24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 30th day of January 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

