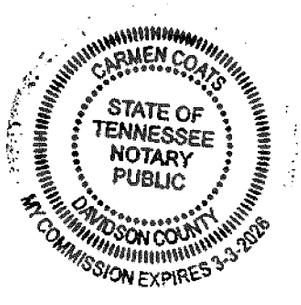
Karen Johnson Davidson County
Batch# 1114893 DEEDWARR
03/25/2024 12:49:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20240325-0020558

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $345,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 20th day of March, 2024.<br><br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Raymond Roberts<br>and Samantha Roberts | New Owner(s) | 087-01-0A-061.00-CO |
| 1844 Traditions Circle | | |
| Brentwood, TN 37027 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARRETT MERCER AND LENA MERCER, HUSBAND AND WIFE, AND JOHNATHAN S. FERREIRA AND KYRA L. FERREIRA, TRUSTEES OF THE JK FERREIRA FAMILY TRUST DATED AUGUST 7, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND ROBERTS AND SAMANTHA ROBERTS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 118 on the Plan of Section 1A, Chesney Glen of record in Plat Book 9700, Page 288, 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 Garrett Mercer, a married man, as to a 50% interest and Johnathan Ferreira, a married man, as to a 50% interest, as tenants in common by Warranty Deed from Gary J. Jackson and wife, Linda D. Jackson of record in Instrument No. 20200127-0009153 Register's Office for Davidson County, Tennessee, dated January 21, 2020 and recorded on January 27, 2020.

Being the same property conveyed to Garrett Mercer and Lena Mercer, husband and wife, as to 50% interest and Johnathan S. Ferreira and Kyra L. Ferreira, Trustees of The JK Ferreira Family Trust dated August 7, 2012, as to 50% interest, as tenants in common by Quitclaim Deed from Garrett Mercer, a married man and Johnathan Ferreira, a married man of record in Instrument No. 20210503-0059278 Register's Office for Davidson County, Tennessee, dated April 28, 2021 and recorded on May 03, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4249 Chesney Glen Drive, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2024.

**Garrett Mercer**

**Lena Mercer**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Garrett Mercer and Lena Mercer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of March, 2024.

Notary Public

My Commission Expires: 12/03/2024

SIAVASH REZAEI ROKHSARI
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of March, 2024.

***The JK Ferreira Family Trust dated August 7, 2012***

By: Johnathan, Trustee
Johnathan S. Ferreira, Trustee

By: Kyra, Trustee
Kyra L. Ferreira, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Johnathan S. Ferreira and Kyra L. Ferreira, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The JK Ferreira Family Trust dated August 7, 2012, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 19th day of March, 2024.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/3/2025

Notary Public

My Commission Expires: 3·3·25

**Tennessee Certification of Electronic Document**

I, J. BRANDON MILLER 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 **March 20, 2024** (date of document).

Affiant Signature

March 25, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 25th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25