Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-1902

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1139190 DEEDWARR
05/24/2024 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20240524-0038843

Address of New Owner	Send Tax Bills To:	Map & Parcel
Connor Lewis Campbell and Kaiya Brooke Gabriel 4641 Indian Summer Drive Nashville, TN 37207	Ameris Bank, ISAOA-ATIMA 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	032-09-0-129

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,

Hannah R. Merriman and Megan Merriman, a married couple

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

Connor Lewis Campbell and Kaiya Brooke Gabriel, both unmarried, as joint tenants with right of survivorship

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:

Being Lot No. 96 on the Plan of Quail Ridge, Section 3, of record in Plat Book 7900, Page 160, Register's Office of Davidson County, Tennessee.

Beginning at a point on the eastern margin of Indian Summer Drive, said point being a common front corner with Lot No. 95 on said Plan; thence continuing in a northeasterly direction around a curve to the right with a radius of 249.99 feet a chord bearing on North 31° 4' 29" East, a distance of 84.39 feet to a point; thence continuing through said point and along the east margin of Indian Summer Drive North 59° 40' 49" a distance of 72.0 feet to a point, said point being a common front corner with Lot No. 97 on said plan; thence leaving Indian Summer Drive and running along the common boundary with said Lot No. 97, a distance of 165.18 feet to a point, said point being a common rear corner with Lots 96, 97 and 94; thence continuing in a

southerly direction along the common rear boundary with said Lot 94 a distance of 112.10 feet to a point, said point being a common corner with Lots 94 and 95 on said Plan; thence running along the common boundary with said Lot 95, a distance of 135.98 feet to a point, said point being on the eastern margin of Indian Summer Drive and being point of beginning.

BEING the same property conveyed by Warranty Deed from Dwight Pennington and wife, Evelyn J. Pennington to Charles W. Beard and wife, Brenda G. Beard, recorded August 14, 1996, as Book 10155 Page 854 in Davidson County, Tennessee Register of Deeds.

BEING the same property conveyed by Warranty Deed from Charles W. Beard and Brenda G. Beard, husband and wife to Hannah R. Merriman and Megan Merriman, a married couple, recorded July 19, 2022, as Instrument No. 20220719-0082847 in Davidson County, Tennessee Register of Deeds.

Commonly Known As: 4641 Indian Summer Drive, Nashville, TN 37207

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: 4641 Indian Summer Drive, Nashville, TN 37207

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 21st day of May, 2024.

Hannah R. Merriman

Megan Merriman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Hannah R. Merriman and Megan Merriman, 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 21st day of May, 2024.

Notary Signature
My commission expires: 2·22·2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/22/2026
WILLIAMSON COUNTY

WARRANTY DEED

Certificate of Authenticity

I, Joshua A. Terry, 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 5/21/24.

Affiant Signature – Joshua A. Terry

5/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27