WARRANTY DEED

Karen Johnson Davidson County
Batch# 1143069 DEEDWARR
06/04/2024 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20240604-0041670

W-HHR-24-1334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/15/26 (AFFIX SEAL)

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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)
Marisa Kronmueller	**NEW OWNER**	
(NAME)	(NAME)	**161-06-0A-184.00-CO**
1334 Crown Point Pl.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **DONALD WILLIAM MERLO AND MARLENE ANN MERLO, TRUSTEES OF THE DONALD WILLIAM MERLO AND MARLENE ANN MERLO LIVING TRUST, DATED APRIL 3, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISA KRONMUELLER, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit 184 on the plan of Oakhill Townhomes, Phase 3, Lot 3, as shown as Exhibit "A-1" to the Second Supplemental Declaration to Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Donald W. Merlo and Marlene A. Merlo, husband and wife by Warranty Deed from Rebecca A. Webb, an unmarried woman of record in Instrument No. 20140218-0013471 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 18, 2014.

Being the same property conveyed to Donald William Merlo and Marlene Ann Merlo, Trustees of the Donald William Merlo and Marlene Ann Merlo Living Trust, dated April 3, 2018 and any amendments by Quitclaim Deed from Donald W. Merlo and Marlene A. Merlo, husband and wife of record in Instrument No. 20180409-0032877 Register's Office for Davidson County, Tennessee, dated April 9, 2018 and recorded on April 3, 2018.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 4460, Page (s) 76 and 77, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20080605-0058042, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20080709-0070601, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070614-0071397 and Supplemented in Instrument No. 20080709-0070601 and Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee.
- StormWater Detention Agreements of record in Instrument Number 20070205-0014422 and 20070404-0040188, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space to homeowners Association of record in Instrument Number 20080909-0092190, in the Register's Office for Davidson County, Tennessee.
- Roadway Easement of record in Book 6749, Page 459, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1334 Crown Point Pl., Nashville, Tennessee 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), 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 31st DAY OF MAY, 2024.

Donald William Merlo and Marlene Ann Merlo Living Trust, dated April 3, 2018

BY: _____
Donald William Merlo
Trustee

BY: _____
Marlene Ann Merlo
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONALD WILLIAM MERLO, TRUSTEE of DONALD WILLIAM MERLO AND MARLENE ANN MERLO LIVING TRUST, DATED APRIL 3, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARLENE ANN MERLO, TRUSTEE of DONALD WILLIAM MERLO AND MARLENE ANN MERLO LIVING TRUST, DATED APRIL 3, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of May, 2024.

_____
Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 5/31/2024.

Affiant Signature – Joshua A. Terry

6/3/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/3/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27