WARRANTY DEED

Karen Johnson Davidson County
Batch# 1162592 DEEDWARR
07/25/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $638.25
20240725-0056338

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JESSE TALFORD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Good and Judith A Good	New Owner	
(NAME)	(NAME)	162-09-0-087.00
610 Ashmont Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Susann Lee, Administratrix of the Estate of Shirley Diane Merrimon** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Good, an unmarried man and Judith A. Good, a married woman, as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, 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. 8A, on the plat of Hickory View, Section Two, as of record in Book 5800, Page 312, Register's Office of Davidson County, Tennessee. The said Lot No. 8A being the westerly part of Lot No. 8 of said Subdivision, more particularly described as follows:

Said Lot 8A fronts 15.28 feet on the northerly side of Ashmont Court and extends back 168.31 feet on the easterly line and 181.00 feet on the westerly line to a broken rear line measuring 102.76 feet thereon.

Being the same property conveyed to Shirley D. Merrimon, unmarried by Warranty Deed from James Broggs, dated August 24, 1999 and recorded September 2, 1999 in Book 11646, Page 405, and by Quitclaim Deed from Brenna Boggs dated September 2, 1999 and recorded in Book 11646, Page 408, said Register's Office of Davidson County, Tennessee.

Shirley D. Merrimon having deceased on or about September 11, 2023. Order dated June 30, 2024, finding the estate insolvent and directing the property brought into the probate estate, authorizes Susann Lee, as Administratix for the Estate of Shirley Diane Merrimon, to convey the above described property, of record in Docket 23P2078 of the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 610 Ashmont Ct. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 19 day of July, 2024.

The Estate of Shirley Diane Merrimon

By: Susann Lee, Administratrix

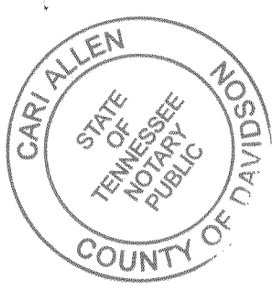
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Susann Lee,** with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the **Administratrix** of **The Estate of Shirley Diane Merrimon,** and is authorized by **The Estate of Shirley Diane Merrimon**, to execute this instrument on behalf of **The Estate of Shirley Diane Merrimon, as Administratrix**.

WITNESS my hand and official seal at office this 19 day of July, 2024.

Notary Public

My Commission Expires: 1-6-25



CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 19, 2024.

Affiant
Date: July 22, 2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 22nd day of July 2024

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY