WARRANTY DEED

Karen Johnson
Batch # 1185308
09/24/2024 10:47:00 AM
Fees: $13.00 Taxes: $1,557.70

Davidson County
DEEDWARR
2 pgs

20240924-0073970

Y-P-24-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

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)
Christopher A Kennedy	**Same as New Owner**	
(NAME)	(NAME)	**095-11-0-048.00**
2410 Woodberry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **THE JACK I. MERRYMAN AND RUBY N. MERRYMAN TRUST U/A/D MARCH 10, 1994,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER A KENNEDY,** 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 Lot No. 34 on the Plan of Merry Oaks, Section II, as of record in Book 2133, Page 8, Registers Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 95 feet on the Northside of Woodberry Drive and runs back between lines 182.9 feet on the West line and 190.3 feet on the East line, to a dead line in the rear measuring 97.2 feet.

Being the same property conveyed to Jack I. Merryman and wife, Ruby N. Merryman by Warranty Deed from Cecil Leon White and wife, Mary Alice R. White of record in Book 4776, page 645, Register's Office for Davidson County, Tennessee, dated December 29, 1973 and recorded on December 31, 1973.

Being the same property conveyed to Jack I. Merryman and wife, Ruby N. Merryman, Trustees U/A/D March 10, 1994 by Quitclaim Deed from Jack I. Merryman and wife, Ruby N. Merryman, individually of record in Book 9281, page 805, Register's Office for Davidson County, Tennessee, dated March 10, 1994 and recorded on March 17, 1994.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 8, 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: **2410 Woodberry Drive, Nashville, Tennessee 37214**.

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 20th DAY OF SEPTEMBER, 2024.

The Jack I. Merryman and Ruby N. Merryman Trust U/A/D March 10, 1994

BY: David Michael Merryman
David Michael Merryman
Successor Trustee

BY: Walter Keith Merryman
Walter Keith Merryman
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID MICHAEL MERRYMAN, SUCCESSOR TRUSTEE of THE JACK I. MERRYMAN AND RUBY N. MERRYMAN TRUST U/A/D MARCH 10, 1994, 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 20th of September, 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, WALTER KEITH MERRYMAN, SUCCESSOR TRUSTEE of THE JACK I. MERRYMAN AND RUBY N. MERRYMAN TRUST U/A/D MARCH 10, 1994, 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 20th of September, 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