Karen Johnson Davidson County
Batch# 1226814 DEEDWARR
01/16/2025 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20250116-0003569

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 23-0293

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Snydwood G.P.	NEW OWNER	Map: 11804021100 and 11804021200
(NAME) 2610 Westwood Drive	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS ($750,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LISA COLLIER AND LORI WEIR AND MICHAEL MERCER, HEIRS OF THE ESTATE OF LINDA GAY ALLEY MERCER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SNYDWOOD G.P.,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 54 and 55 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows: Beginning on the easterly side of Eugenia Avenue at the corner of Lots Nos. 55 and 56; thence with the line between said two lots 150 feet to the westerly margin of an alley; thence with the westerly margin of said alley, northwardly 100 feet to the southerly margin of Longview Street; thence with the southerly margin of said Street westwardly 122 feet 7 inches to the southeast corner of a 25 foot street; thence with said margin, southwestwardly 56 feet 5 inches to the easterly margin of said Eugenia Avenue, being the corner of Lots 54 and 55; thence with the easterly margin of said avenue, southwardly 50 feet more or less, to the beginning.

Being the same property conveyed to Linda Gay Alley Mercer, by Quitclaim Deed from Thelma E. Alley, of record in Book 8768, Page 287, dated October 23, 1992, Register's Office for said County. The said Linda Gay Alley Mercer died April 20, 2022 with a Will, but the Estate was not probated. The Grantors, Lisa Collier, Lori Weir, and Michael Mercer, execute this instrument as heirs of the Estate of Linda Gay Alley Mercer. See also Affidavits of Heirship of record in Instrument No.
___202501160003567_____, and Instrument No.
___202501160003568_____, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 161, Pages 14 and 15, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 2300 & 2304 Eugenia Ave., Nashville, TN 37211
(House No.) (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 our hands this 15th day of January, 2025.

Lisa Collier

Lisa Collier

Lori Weir

Lori Weir

Michael Mercer

Michael Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Collier, Lori Weir, and Michael Mercer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of January, 2025.

My Commission Expires:
11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certification of Recorded Documents

I, Karen Burnette, 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 January 15, 2025.

(AFFIANT) – Karen Burnette

01/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of January, 2025.

My commission expires: 11/2/26

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY