Karen Johnson Davidson County
Batch# 1242159 DEEDWARR
02/28/2025 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20250228-0015056

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th day of February, 2025.

(Affix Seal) Notary Public

My Commission Expires: 11-25-2028

2025-02-2543

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-25-2028

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tia Alley 117 Ocala Drive Nashville, TN 37013	OWNER	Map/Parcel 162-06-0-370.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristy Merriam, formerly known as Kristy Self, and John Merriam, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Tia Alley** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Lot No. 54 Resubdivision Lots 53 and 54, Bess Estates, Section II of record in Plat Book 4660, Page 196, Register's Office for Said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kristy Self, Unmarried and John Merriam, Unmarried by Cash Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20111103-0085671 Register's Office for Davidson County, Tennessee, dated November 01, 2011 and recorded on November 03, 2011.

This conveyance is subject to the following: Davidson County property taxes for 2025 and subsequent years are a lien but not due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 117 Ocala Drive, Nashville, TN 37013.

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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

Effective the 25 day February, 2025.

Kristy Merriam

John Merriam

STATE OF CT
COUNTY OF NEW HAVEN

On this 25 day of February, 2025, before me personally appeared Kristy Merriam and John Merriam, 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 25 day of February, 2025.

Notary Signature

My commission expires: 8/31/2027

LOUIS A STORO
Notary Public
Connecticut
My Commission Expires Aug 31, 2027

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 2/25/2025.

Date C

Affiant Signature

2/27/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2025

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON