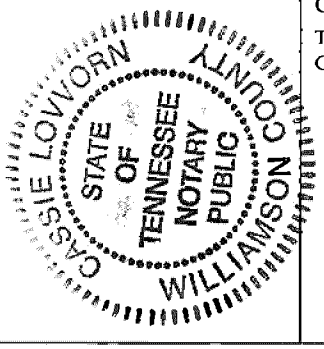
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1263225 DEEDWARR
04/22/2025 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,672.40
20250422-0030889



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF April, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/1/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Mercier and Glen Mercier	Lending Hand Mortgage (NAME)	
108 Ricker Rd. (NAME) ~~906 Jackson Street~~	510 Lentz Dr. (ADDRESS)	082 13 0 041.00
New Gloucester (ADDRESS) ME 04260 ~~Nashville, TN 37208~~	Madison, TN 37115	
(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, I, **MONICA J. DOCTORA**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JENNIFER MERCIER AND GLEN MERCIER, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, 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 part of Lot No. 183, in the JUDGE JOHN MCNAIRY MANSION HOUSE TRACT, a plan of which is of record in Plat Book 9, on the front fly leaf; Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of Jackson Street 98 1/2 feet Westerly from the Westerly margin of 9th Avenue North, formerly McLemore Street and running Westwardly with the Norther margin of Jackson Street 32 1/2 feet; thence at right angles Northerly about 129 feet to a contemplated alley; thence Easterly parallel with Jackson Street 32 1/2 feet; thence Southerly and parallel with McLemore Street 129 feet to the beginning.

Being the same property conveyed to Monica J. Doctora, by Quit Claim Deed from Joseph S. Doctora, of record in Instrument No. 20241114-0088608, in the Register's Office of Davidson County, Tennessee, dated October 29, 2024 and recorded on November 14, 2024.

Being the same property conveyed to Monica J. Doctora, by Final Decree of Divorce from Joseph S. Doctora, of record in Case No. 20CV-49166.

Being the same property conveyed to Joseph S. Doctora and Monica J. Doctora, husband and wife, by Warranty Deed from David M. Jones and Carlos Shivers, joint tenants with the right of survivorship, of record in Instrument No. 20161221-0134403, in the Register's Office of Davidson County, Tennessee, dated December 16, 2016 and recorded on December 21, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 906 Jackson Street, Nashville, TN 37208
(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 21st day of April, 2025

MONICA J. DOCTORA

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 Monica J. Doctora, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of April, 2025.

Commission expires:

HOLDEN MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09/08/2025

Notary Public

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 4/21/25.

Affiant Signature – Joshua A. Terry

4/22/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/22/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27