THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250550959** Karen Johnson Davidson County Batch# 1284357 DEEDWARR 06/13/2025 02:00:30 PM 3 pgs Fees: $18.00 Taxes: $1,461.50 20250613-0046269	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $395,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2025. Notary Public My Commission Expires:

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

WARRANTY DEED

Address New Owner: Phillip Targun and Megan Targun 1323 7th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0-455.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Keith W. Merrill, Trustee of the Keith W. Merrill Living Trust dated June 21, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Targun and Megan Targun, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 42 on the plan of North Nashville Real Estate Company's Plan, of record in Book 21, Page 105, Register's Office for said County.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion of property conveyed to Caravel Properties, LLC, by deed of record in Instrument Number 20071106-0131130, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 25 feet of Lot 42, as shown on the map entitled North Nashville Real Estate Company's Plan of Lots, of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KEITH W. MERRILL, TRUSTEE OF THE KEITH W. MERRILL LIVING TRUST DATED JUNE 21, 2019, by deed from PATRICK JAMES ISBEY, UNMARRIED AND JAMES A. ISBEY AND WIFE, DOLORES ISBEY, of record in Instrument No. 20210428-0056517, dated April 23, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 082-09-0-455.00.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

This is improved property located at 1323 7th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2025.

Keith W. Merrill Living Trust dated June 21, 2019

By: Keith W. Merrill, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Keith Merrill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of The Keith W. Merrill Living Trust dated June 21, 2019, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of June, 2025.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Adde Dilworth, 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 **June 6, 2025**.
Date

Affiant Signature

06/06/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **6th** day of **June**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026