Karen Johnson Davidson County
Batch# 1306182 DEEDWARR
08/05/2025 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,246.90
20250805-0062166

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $337,000.00.

Carmen Coats
Affiant

Subscribed and sworn before me this the 1st day of August, 2025.

April Sumrold
Notary Public
My commission expires: 12.19.2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Steven John Trettin 2901 Stone Lane Nashville, TN 37211	First Bank 722 Columbia Avenue Franklin, TN 37064	173-09-0A 639.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KEVIN M. MERRITT, EXECUTOR OF THE ESTATE OF DOROTHOLA M. MERRITT, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STEVEN JOHN TRETTIN AND TRACY LYNN MELZER-TRETTIN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 617 as shown on the plan of Section One of Phase Eight, Lenox Village, of record as Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Dorothola Merritt, an unmarried person, by Warranty Deed from Irene Nocilla, a single woman, dated 07/17/2023 and recorded 07/18/2023 in Instrument No. 20230718-0055226, in the Register's Office of Davidson County, Tennessee.

The said Dorothola Merritt, also known as Dorothola M. Merritt, having since died testate on December 2, 2023, with her Estate being probated under Case No. 24P-566, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her estate to her sons, Kevin W. Merritt and Steve Trent Merritt, per stirpes. The said Steve Trent Merritt having since predeceased Dorothola M. Merritt on or about May 17, 2007, leaving his interest in subject property to his children, Jennifer Lela Merritt and Steve Nicklaus Merritt. The said Kevin W. Merritt was appointed Executor of the Estate of Dorothola M. Merritt.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2901 Stone Lane, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of August, 2025.

The Estate of Dorothola M. Merritt

BY: _____
Kevin W. Merritt, Executor

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin W. Merritt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Executor of the within named bargainor, The Estate of Dorothola M. Merritt, and that he, as such Executor, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said Kevin W. Merritt as such Executor.

Witness my hand and official seal this 13 day of August, 2025.

My Commission Expires: 4/17/29

_____
Notary Public

JUSTIN MOONEYHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF COFFEE

202508050062166

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 1. 2025.

Affiant Signature

5th day of August, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028