THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$336,000.00**. **Affiant** Subscribed and sworn to before me, this 5 **day of November, 2025**. **Notary Public** **My commission expires:** 3-20-2028

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1342302 DEEDWARR
11/05/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20251105-0088296

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Graham Gordon **253 Sunrise Avenue** **Nashville, TN 37211**	**New Owners**	**133 02 0 023.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Mary Meriwether formerly known as Mary L. Cameron, a single woman**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Graham Gordon, a married man,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of WILLIAM LEE SUBDIVISION OF ROTH PROPERTY, as of record in Plat Book 1130, Page 67, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith S. Cameron and wife, Mary L. Cameron, by Warranty Deed from Donald Stephen Iqnatz and wife, Michelle Marie Iqnatz, of record in Book 11685, Page 490, in the Register's Office of Davidson County, Tennessee, dated September 30, 1999, and recorded on October 01, 1999. Keith S. Cameron and Mary L. Cameron having filed for divorce in December 10, 2014. Final Decree of Divorce filed in the Third Circuit Court for Davidson County, Tennessee, Docket No. 14D2044. Marital Dissolution Agreement filed in the Circuit Court for Davidson County, Tennessee filed September 3, 2014. Said Marital Dissolution Agreement having granted Mary L. Cameron, now Meriwether, sole ownership of property. Further, said Marital Dissolution Agreement states that Keith S. Cameron is divested of any right, title or interest he may have in said property, and is recorded in Instrument No. 202511050088295, Register's Office for Davidson County, Tennessee.

Mary Meriwether being one and the same as Mary L. Cameron who has since divorced Keith S. Cameron being of record in the Circuit Court of Davidson County, Docket Number 14D2044

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **253 Sunrise Avenue, 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 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 in 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/our hand(s) this **3rd day of November, 2025.**

Mary Meriwether

Mary Meriwether

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of November, 2025, before me personally appeared Mary Meriwether, 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 3rd day of November, 2025.

Rebecca Moss

Notary Signature
My commission expires: 6-29-27

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202511050088296

Certificate of Authenticity

I, Casey Martin, 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 Nov 4 2025.

Date

Affiant Signature

11/5/2025

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of November, 2025.

Notary's Signature

My Commission Expires: 3.20.2028

Date

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary's Seal (if on paper)