WARRANTY DEED

Karen Johnson
Batch # 1347066
11/17/2025 03 09 18 PM
Fees $13 00 Taxes $2,142 30

Davidson County
DEEDWARR
2 pgs

20251117-0091470

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-08-2028

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $579,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP PARCEL NUMBERS
Morgan Droke	FLAT BRANCH MORTGAGE	092-07-3A-002.00
(NAME)	(NAME)	
2406 Merry Street Unit B	204 Corporate Lake Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Columbia, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2406 Merry St, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Morgan Droke, a single person** 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 Unit "B" of The DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 2406 MERRY STREET HOMES, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR 2406 MERRY STREET HOMES, A PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20240222-0012202, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20240222-0012202, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ladye Frances Gordon from Odell Gordon, by Quitclaim Deed on March 20, 1986, of record in Book 6812, Page 655, Register's Office for Davidson County, Tennessee. The said Ladye Frances Gordon, being one in the same as Ladye Butler, having since passed away testate on June 28, 2020, leaving to her three children, Melvin Gordon, Glenda Harris and Delwin Gordon, equally.

Being part of the same property conveyed to 2406 Merry St LLC, from Delwin Gordon, individually and as Personal Representative of the Estate of Ladye Frances Butler, Melvin Gordon and Glenda Harris, by Warranty Deed on February 17, 2023, of record in Instrument Number 20230228-0014022, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2406 Merry Street Unit B, 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/our hands this 13th day of November, 2025

2406 MERRY ST, LLC

Victor Ghatas
Authorized Member

State of New Jersey
County of Hudson

Personally appeared before me, a notary public in and for the state and county aforementioned, Victor Ghatas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Authorized Member of 2406 Merry St, LLC and that he as such Authorized Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Authorized Member.

WITNESS my hand and seal this 13th day of November, 2025

Notary Public
My Commission Expires 09-25-2029

File No 202510011

TAHIV S GRANTHAM
Commission # 50113505
Notary Public, State of New Jersey
My Commission Expires
September 25, 2029

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: _____