Karen Johnson Davidson County
Batch# 1350624 DEEDWARR
11/25/2025 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20251125-0093919

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Scarlett Hauss
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of November, 2025.

(Affix Seal) Notary Public

My Commission Expires: 7.17.28

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2028

2025-10-3495

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Grant Thomas Hauss and Scarlett Victoria Hauss 313 Fielding Crest Brentwood, TN 37027	NEW OWNER	Map/Parcel 172-01-0A-146.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristy Merriam and John Merriam, wife and husband**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Grant Thomas Hauss and Scarlett Victoria Hauss, husband and wife**, hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 146 on the Revised Plan of Copperfield of record in Book 6900, Page 555-559, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Kristy Merriam and John Merriam, wife and husband. by Warranty Deed from Jack Paul Brewer and Holly Gassaway Brewer, husband and wife, of record in Instrument No. 20200716-0078036 Register's Office for Davidson County, Tennessee, dated July 14, 2020 and recorded on July 16, 2020.

This conveyance is subject to the following: Davidson County property taxes for the year 2025 are a lien and now due and payable, and subsequent years, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 313 Fielding Crest, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 19th day November, 2025.

Kristy Merriam

John Merriam

STATE OF CONNECTICUT
COUNTY OF New Haven

On this 19th day of November, 2025, before me personally appeared John B. Merriam and Kristy Merriam, 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 19th day of November, 2025.

Notary Signature
My commission expires: 12/31/2025

TERRIANN WALKER
NOTARY PUBLIC
State of Connecticut
My Commission Expires
December 31, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11-21-2025.

Date

Affiant Signature

11/21/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of Nov., 2025.

Notary's Signature

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: January 31st/ 2026

Date

Notary's Seal