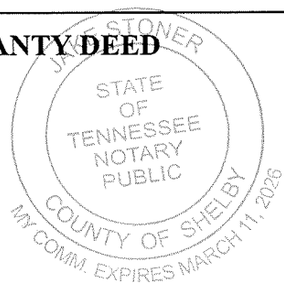
Karen Johnson Davidson County
Batch# 1354648 DEEDWARR
12/05/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251205-0096935

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 12/02/2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 8760-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Jennifer Arick	**Old National Bank**	025-08-0A-029.00-CO
81 French Street	P.O. Box 918	
Goodlettsville, TN 37072	Evansville, IN 47706	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kaylin Mercer and Sean Mercer, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Arick, a single woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 29 on the Final Plat, Parkview Preserve, Phase 1A, of record in Plat at Instrument No. 20190415-0034123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kaylin Mercer and Sean Mercer, wife and husband by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200330-0033714 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 30, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 81 French Street Goodlettsville, TN 37072

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 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 hand on December 2, 2025}.

Kaylin Mercer

Sean Mercer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kaylin Mercer and Sean Mercer, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 2, 2025.

Notary Public

My Commission Expires: 9/3/29

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 8760-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Tonya Cherry,** 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 this the 2 day of December, 2025.

Affiant Signature
Date 12/2/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

