Karen Johnson Davidson County
Batch# 1356737 DEEDWARR
12/11/2025 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20251211-0098616

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P25-17319-BW	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$~~ 340,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF December, 2025 Notary Public MY COMMISSION EXPIRES: 7/18/2027 (AFFIX SEAL)

SANDY McCOLLUM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary S. Stevens and Christopher Stevens	Old National Bank	
3413 Calais Circle	101 Northwest Fourth	150-09-0A-148.00-CO
Antioch, TN 37013	Evansville IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carolyn Wood, an unmarried woman and Mark Merryman, a married man, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary S. Stevens, a single man and Christopher Stevens, a married man**

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 Lot(s) 352, as shown on the map entitled Forest View Park, Section X, Phase Two, of record in Plat Book 7900, Page 720, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to James Jackson, unmarried by Warranty Deed from Tracee D. Carpenter Smith f/k/a Tracee Carpenter, married of record in Instrument No. 20190927-0098384 Register's Office for Davidson County, Tennessee, dated September 25, 2019 and recorded on September 27, 2019.

Being the same property conveyed to Carolyn Wood, an unmarried woman and Mark Merryman, a married man, as joint tenants with right of survivorship by Warranty Deed from James Jackson, unmarried of record in Instrument No. 20250325-0022201 Register's Office for Davidson County, Tennessee, dated March 24, 2025 and recorded on March 25, 2025.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **3413 Calais Circle, Antioch, TN 37013**

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 our hands this the 4th day of December, 2025.

Carolyn Wood
Carolyn Wood

Mark Merryman
Mark Merryman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Wood,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 4th day of December, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Merryman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of December, 2025.

My Commission expires: 10-4-27

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sandy Macallum, 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 12/5/2025 (date of document).

Affiant Signature

12/5/2025
Date

State of Tennessee

County of Williamson

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

Notary's Signature

MY COMMISSION EXPIRES: 6/17/2026

NOTARY'S SEAL

