Karen Johnson
Batch # 1366886
01/07/2026 12:59:01 PM
Fees: $13.00 Taxes: $5,078.25
Davidson County
DEEDWARR
2 pgs
20260107-0001445

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7799-TM

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: S-BR-25-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,372,500.00.

Affiant

Subscribed and sworn to before me, this the 6th day of January, 2026.

Notary Public
My Commission Expires: 03-10-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rufus Elijah Merritt 2015 Linden Avenue Nashville, TN 37212	Guild Mortgage Company 5887 Copley Drive San Diego, CA 92111	104 16 0 168.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Shostak and Adam Mayer, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Rufus Elijah Merritt, a single man**(individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly half of Lot number 87 on the REVISED PLAN OF GEO W. BLAIR'S SUBDIVISION OF "BELMONT HEIGHTS" as of record in Plat Book 332, Page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 87 fronts 50 feet on the Easterly line and 209.75 feet, more or less, on the Westerly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Rebecca Shostak and Adam Mayer, wife and husband, by Warranty Deed from The Norbert P. Nix revocable Living Trust Agreement dated March 17, 2011, as amended and restated on March 27, 2011 and the Debora L. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended and restated on May 27, 2011, of record in Instrument No. 20250226-0014064, in the Register's Office of Davidson County, Tennessee, dated February 25, 2025 and recorded on February 26, 2025.

Being the same property conveyed to Norbert P. Nix, Trustee, Norbert P. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended, a fifty percent (50%) interest as Tenant in Common, and Debora L. Nix, Trustee, Debora L. Nix Revocable Living Trust Agreement dated March 17, 2011, as amended, a fifty percent (50%) interest as Tenant in Common, by Quitclaim Deed from Norbert Nix, of record in Instrument No. 20110627-0049083, in the Register's Office of Davidson County, Tennessee, dated June 17, 2011 and recorded on June 27, 2011.

Being the same property conveyed to Norbert Nix, by Warranty Deed from Paw Investment Company, LLC, of record in Instrument No. 20050727-0087730, in the Register's Office of Davidson County, Tennessee, dated July 22, 2005 and recorded on July 27, 2005.

This is improved property located at: **2015 Linden Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of December, 2025.

GRANTOR:

Rebecca Shostak

Adam Mayer

STATE OF CALIFORNIA
COUNTY OF SAN MATEO

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rebecca Shostak and Adam Mayer, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2025.

Notary Public George Wilbur Harris, Jr., Notary Public
My Commission expires: February 27, 2027

GEORGE WILBUR HARRIS JR
Notary Public - California
Santa Clara County
Commission # 2439364
My Comm. Expires Feb 27, 2027