Karen Johnson Davidson County
Batch# 1404491 DEEDWARR
04/10/2026 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,378.25
20260410-0029383

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202611148 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$372,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 25 day of March, 2026. Notary Public My Commission Expires: 3.20.28

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 25 day of March, 2026, among:

SHELBY MERRICK AND STEPHEN MERRICK, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MARY WINTHER, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 426 on the plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shelby Merrick and Stephen Merrick, wife and husband by deed from Wanda Williams, an unmarried woman, dated October 19, 2022, of record in Instrument No. 20221021-0114805, Register's Office for Davidson County, Tennessee.

Being also known as 233 Bonnabrook Drive, Hermitage, TN 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Shelby Merrick

Shelby Merrick

Stephen Merrick

RUTH KILCHENMAN
Notary Public
Commonwealth of Kentucky
Commission Number KYNP58933
My Commission Expires Sep 14, 2026

State of Kentucky

County of Oldham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Shelby Merrick and Stephen Merrick,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2026.

Ruth Kilchenman

Notary Public
My Commission Expires: September 14, 2026

Owner Name & Property Address:

Name: Mary Winther
Address: 233 Bonnabrook Dr.
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Shelter Lending Services
Address: 1245 Cheyenne Ave. Ste. 200
City, State, Zip: Brentwood, TN 37027

Tax ID: 074-16-059.00

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 3/25/26 (date of document).

Affiant Signature

4/10/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10 day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

