THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 26-5506
Parcel ID: 060-11-0A-051.00

Property Address:
616 Merrylodge Court, Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1405847 DEEDWARR
04/15/2026 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $982.35
20260415-0030808

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# Warranty Deed

**Send Tax Statements To:**
Veterans United Home Loans
550 Veterans United Drive
Columbia MO 65201

**Address of New Owner:**
Dennis Clay + Antonia Clay
616 Merry Lodge ct
Nashville TN 37207

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **MIKAILA K. DUCK, a single woman, and HOWARD DUCK, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DENNIS CLAY and ANTONIA CLAY, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Final Plat, Section Four, Pine Ridge of record in Plat Book 9700, Page 189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MIKAILA K. DUCK, a single woman, and HOWARD DUCK, a married man, tenants in common with the right of survivorship by Deed dated April 20, 2023 from JOHN O. WILLIAMS JR, and DEBORAH WILLIAMS, husband and wife, recorded April 24, 2023, in Instrument Number 20230424-0029829, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 616 Merrylodge Court, Nashville, TN 37207.

**TO HAVE AND TO HOLD** same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

**AND WE DO COVENANT** with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2026 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 6900, page 189, Plat Book 9700, page 102 and Plat Book 9700, page 178, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewer and/or Storm Drainage Easement Agreement as contained in Book 3984, page 723 and Book 8006, page 926, Register's Office for Davidson County, Tennessee.

4. Water Main Easement as contained in Book 8006, page 946, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association as contained in Book 7903, page 352, Instrument Number 20050419-0043618 and Instrument Number 20171117-0118443, Register's Office for

Davidson county, Tennessee.

6. Quitclaim Deed to Homeowners Association as contained in Book 7892, page 616, Register's Office for Davidson County, Tennessee.

7. Affidavit of Affixation as contained in Instrument Number 20230208-0009162 and Instrument Number 20230215-0011074, Register's Office for Davidson County, Tennessee.

8. Declaration of Covenants, Conditions and Restrictions of record in Book 7108, page 1, Book 10886, page 791 and Instrument Number 20000307-0023333, Register's Office for Davidson County, Tennessee.

**AND WE DO FURTHER COVENANT** and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this 13 day of April, 2026.

MIKAILA K. DUCK

HOWARD DUCK

**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 MIKAILA K. DUCK and HOWARD DUCK, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 13 day of April, 2026.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2-1-27

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $265,500.00.

Antonia Clay
Affiant

**SWORN TO** and subscribed before me on this 13 day of April, 2026.

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2-1-27

**Tennessee Certification of Electronic Document**

I, Stephanie Glenn, 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 4-13-26 (date of document).

Stephanie Glenn
Affiant Signature

4-13-26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

SANDY McCOLLUM
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202604150030808