Karen Johnson Davidson County
Batch# 1405916 DEEDQC
04/15/2026 02:03:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20260415-0030926

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
R. Houston Akin, Attorney
611 Woodland Street
Nashville, Tennessee 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| The Merritt Land Trust<br>205 Wheeler Ave.<br>Nashville, TN 37211 | SAME | 13307007800 |

# QUITCLAIM DEED

THIS INDENTURE made and entered into on this 1st day of April, 2026, between **Howard Allen Merritt, married,** a resident of Davidson County, Tennessee ("Grantor"), and Howard Allen Merritt, as Trustee of The Merritt Land Trust, dated April 1st, 2026 ("Grantee"),

WITNESETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 29, NORMA HEIGHTS, AS OF RECORD IN BOOK 1835, PAGE 36, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 29 FRONTS 88 FEET ON THE SOUTHERLY SIDE OF WHEELER AVENUE AND RUNS BACK 167.9 FEET ON THE EASTERLY LINE AND 129,7 FEET ON THE WESTERLY LINE TO A DEAD LINE, MEASURING 98.9 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO HOWARD ALLEN MERRITT, MARRIED, BY WARRANTY DEED FROM HOWARD ALLEN MERRITT (½ INTEREST) AND WILLIAM GERALD MERRITT (½ INTEREST), AS RESIDUAL DEVISEES UNDER THE LAST WILL & TESTAMENT OF ROBERTA BELL MERRITT, OF RECORD IN INSTRUMENT NO. 20180102-0000337, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as: **205 Wheeler Avenue, Nashville, TN 37211**

**THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.**

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

**Howard Allen Merritt**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Howard Allen Merritt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee, this 1st of April, 2026.

Notary Public
My Commission Expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$0.00**.

Affiant/Grantee

Subscribed and sworn to before me this 1st day of April, 2026.

Notary Public
My commission expires: 5/9/26

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**TRUE COPY CERTIFICATION**

I, R. Houston Akin, Tennessee BPR No. 033818, 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 April 1, 2026

April 15, 2026

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

**State of Tennessee** )
**County of Davidson** )

Sworn and subscribed before me on this 15 day of April, 2026

Notary Public:

My Commission Expires: 7.6.26