Karen Johnson Davidson County
Batch# 1411141 DEEDWARR
04/24/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20260424-0035019

WARRANTY DEED	STATE OF ~~TENNESSEE~~ Texas COUNTY OF Dallas THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2026. Notary Public MY COMMISSION EXPIRES: 6/3/29 (AFFIX SEAL)

NOTARY PUBLIC
Avalon Malikiya Morgan-Nichols
Exp. 6/3/2029
ID No.135517853
STATE OF TEXAS

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
TN Real Estate Now LLC	Same as new owner	043 13 0 208.00
(NAME) PO Box 367	(NAME)	
(ADDRESS) Brentwood, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Norma Jean Merrimon, an unmarried woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **TN Real Estate Now LLC, a Tennessee Limited Liability Company** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 313 Elm Street, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 14th day of April, 2026.

GRANTOR:

Norma Jean Merrimon

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Norma Jean Merrimon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 14th day of April, 2026.



Notary Public

My Commission Expires: 5-9-26

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, being Lot 15, Block G, FOREST PARK SUBDIVISION, as shown on plat of record in Plat Book 843, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 15 fronts together 100 feet on the Northerly side of Elm Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Norma Jean Merrimon, a single person, by Warranty deed from Brennan J. Havican, an unmarried man, of record in Instrument No. 20221221-0131831, in the Register's Office of Davidson County, Tennessee, dated December 16, 2022 and recorded on December 21, 2022.

Certificate of Authenticity

I, Jessica McDougal, 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 4/14/2026.
Date

Jessica McDougal
Affiant Signature

4/14/2026
Date

State of TEXAS
County of DALLAS

Sworn to and subscribed before me this 14 day of April, 2026.

Brittani N. Henderson
Notary's Signature

My Commission Expires: 10-15-2029
Date

Notary's Seal (if on paper)

BRITTANI NOELLE HENDERSON
Notary Public, State of Texas
Comm. Expires 10-15-2029
Notary ID 135536380