WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 359,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF April, 2026.

Notary Public
COMMISSION EXPIRES: _____

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 02-26-2029

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1413699 DEEDWARR
04/30/2026 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20260430-0038282

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Robinson Hollie Robinson	NEW OWNER	087-05-0A-145-00
(NAME)	(NAME)	
5500 Knollcrest Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MacKenzie T. Merritt (fka Mackenzie T. Cook), a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Robinson and Hollie Robinson, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Final Plat Farmingham Woods, Phase IV of record in Plat Book 7900, Page 555, 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 Mackenzie T. Cook, a single woman, by Warranty Deed from James G. Howell, a married man, dated February 14, 2020, recorded February 19, 2020, of record in Instrument No. 20200219-0018175, Register's Office for Davidson County, Tennessee,

The said Mackenzie T. Cook having since married and is now known as MacKenzie T. Merritt. Mackenzie T. Cook and MacKenzie T. Merritt are one and the same person.

Jamison Quinn Merritt, spouse of the above named MacKenzie T. Merritt (fka Mackenzie T. Cook), joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he may have, marital or otherwise.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 5500 Knollcrest Court (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs. successors and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of April, 2026.

MacKenzie T. Merritt

Jamison Quinn Merritt

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared MacKenzie T. Merritt and Jamison Quinn Merritt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27 day of April, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028

S. NIXON PRESSLEY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 26, 2028
COUNTY OF WILSON

Certificate of Authenticity

I, Ryan Lux, 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 27, 2026**.

Date

Affiant Signature

04/27/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **April**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029