WARRANTY DEED

Karen Johnson Davidson County
Batch# 1422609 DEEDWARR
05/20/2026 07:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,228.40
20260520-0045233

File No. AR-26-2157

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2026

Notary Public

MY COMMISSION EXPIRES: 4/22/2029

(AFFIX SEAL)

Crystal Johnson State of Tennessee Notary Public Sumner County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Claire Vandiver and Herschel Vandiver	American Pacific Mtg ~~Same As New Owner~~	
(NAME) 121 Neelys Bend Road	(NAME) 3000 Lava Ridge Ct. Ste. 200	051-04-0-091.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Roseville, CA 95661	
(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/we, **Kyle R. Merriman and Angela K. Cunningham, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Claire Vandiver, a single woman, and Herschel Vandiver, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS 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. 10, and the Easterly 3 feet of Lot No. 11 on the Map of Madison Real Estate Company's Subdivision, at Madison, as shown by plat of record in Plat Book 547, Page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 and part of Lot No. 11 adjoin and front together 53 feet on the Northerly side of Neelys Bend Road and run back between parallel lines 190 feet to a dead line.

Being the same property conveyed to Kyle R. Merriman and Angela K. Cunningham, husband and wife by Warranty Deed from Deborah M. Varner, unmarried of record in Instrument No. 20180606-0054500 Register's Office for Davidson County, Tennessee, dated June 6, 2018 and recorded on June 6, 2018.

This is property more commonly known as 121 Neelys Bend Road, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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 my/our hand this 12th day of May, 2026.

Kyle R. Merriman

Angela K. Cunningham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May, 2026, before me personally appeared Kyle R Merriman and Angela K Cunningham, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of May, 2026.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 5/12/2026 (date of document).

Affiant Signature

5/18/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 18 day of May, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County