Karen Johnson Davidson County
Batch # 1447277 DEEDWARR
07/15/2026 09:58:49 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20260715-0063920

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $220,000.00.

Affiant

Sworn to and subscribed before me this 10th day of July, 2026.

Notary Public
My Commission Expires

MARY JO WOJCIECHOWSKI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-19-2027

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
John Mark Spivey and Cynthia Hunter Spivey			
246 Myles Manor Ct.	5328 Ashlawn Dr.	New Owner	**162-09-0-126.00**
Franklin, TN 37064	Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **Howard Mertz and spouse, Vickie Mertz,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **John Mark Spivey and Cynthia Hunter Spivey, husband and wife** (Grantees), their heirs and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Hickory View Section Three of record in Book 6250, page 960, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Howard Mertz and spouse, Vickie Mertz by Warranty Deed from Jason Michael Rose, married of record in Instrument No. 20120622-0054736 Register's Office for Davidson County, Tennessee, dated June 21, 2012 and recorded on June 22, 2012.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions which, if recorded are filed of record in the Register's Office for Davidson County, Tennessee:

Taxes for the year 2026, a lien not yet due and payable.

Plan of record in Plat Book 6250, Page 960.
Restrictions of record in Book 6893, Page 570.
Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, of record in Book 7416, Page 301 and Book 7416, Page 237.
Deed of Conveyance of record in Book 7893, Page 369.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 10th day of July, 2026.

Howard Mertz

Vickie Mertz

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, **Howard Mertz and spouse, Vickie Mertz,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 10th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: _____

MARY JO WOJCIECHOWSKI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-19-2027