Karen Johnson Davidson County
Batch# 1448048 DEEDWARR
07/16/2026 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,178.30
20260716-0064596

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane, Suite #115
Franklin, TN 37067
File Number: 7-9524-TM

This instrument was prepared from information furnished by the parties. Momentum Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $859,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 10th day of July, 2026.

April Sumrud
Notary Public
My Commission Expires: 12/19/28

APRIL SUMRUD
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard Will Gorman, Jr. and Doris Hauk Gorman 2301 Brittany Drive Nashville, TN 37206	Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	083-11-0Q-002-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Matthew S. Merker and Erica L. Merker, a married couple** (individually and/or collectively, "Grantor"), transfer and convey unto **Richard Will Gorman, Jr. and Doris Hauk Gorman, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2301 on the Plan of 301 Riverside Drive and 2301 Brittany Drive, A Horizontal Property Regime With Private Elements, established by and shown in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20230802-0059664, 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 a portion of the same property conveyed to William G. Clark by Warranty Deed from Clark Gower and wife, Leona Sanders Gower of record in Book 5922, Page 780, in the Register's Office for Davidson County, Tennessee, dated August 11, 1982 and recorded on August 11, 1982.

The said William G. Clark died on or about March 12, 2020. His Last Will and Testament, only, is recorded in Instrument No. 20200527-0054696 and 20200527-0054697, in said Register's Office, devising the subject property Richard Scott White.

Being the same property conveyed to Matthew S. Merker and Erica L. Merker, a married couple by Warranty Deed from Richard Scott White, an unmarried man of record in Instrument No. 20240708-0050779 Register's Office for Davidson County, Tennessee, dated July 03, 2024 and recorded on July 08, 2024.

This is improved property located at: **2301 Brittany Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of July, 2026

GRANTOR:

Erica L. Merker

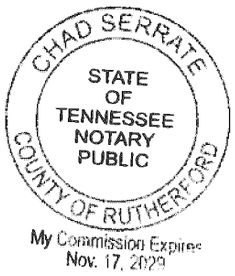
Matthew S. Merker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erica L. Merker and Matthew S. Merker, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 7th day of July, 2026.

Notary Public
My Commission expires: **11/17/2029**



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 10. 2026

Affiant Signature

15th day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202607160064596