Karen Johnson Davidson County
Batch# 1450472 DEEDWARR
07/22/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260722-0066369

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF July, 20 26

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlos Miguel Mery and Marissa Mery	New owner	
(NAME)	(NAME)	118-09-0-117.00
3306 Lealand LN		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Sam E. Robinson and Ruby Robinson, a married couple**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlos Miguel Mery and Marissa Mery, a married couple,** 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:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 3 on the Plan of the survey of Lots 1 to 9 inclusive in the Re-Subdivision of Lots Nos. 12 and 13, in Noelton Subdivision, not of record and described according to a copy of a Survey made by John Kohl, Surveyor, October 31, 1965, as follows:

Beginning a point on easterly margin of Lealand Lane, formerly 10th Avenue South 200 feet southerly from the intersection of the southerly margin of Battlefield Drive and the easterly margin of Lealand Lane, being the corner of Lots Nos. 2 and 3; thence with the line between said lots easterly 303.5 feet to a point; thence southerly 122 feet 8 inches to a point; thence westerly 306 feet to the easterly margin of Lealand Lane; thence with said Lane northerly 100 feet to the beginning.

Being the same property conveyed to Sam E. Robinson and wife, Ruby Robinson and Myrtle Beaver by Warranty Deed from Franklin Purnell and wife, Rosentene B. Purnell of record in Book 5040, Page 875, Register's Office for Davidson County, Tennessee, dated June 28, 1976 and recorded on July 1, 1976.

Being the same property conveyed to Sam E. Robinson by Quitclaim Deed from Sam E. Robinson and wife, Ruby Robinson and Myrtle Beaver of record in Book 11489, Page 781, Register's Office for Davidson County, Tennessee, dated April 30, 1999 and recorded on May 21, 1999.

Being the same property conveyed to Sam E. Robinson and Ruby Robinson, husband and wife by Quitclaim Deed from Sam E. Robinson, married to Ruby Robinson of record in Instrument No. 20171221-0129946 Register's Office for Davidson County, Tennessee, dated December 14, 2017 and recorded on December 21, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 3304 Lealand Lane, Nashville, TN 37204

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 hand this 20th day of July, 2026.

Sam E. Robinson

Sam E. Robinson

Ruby Robinson

Ruby Robinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20 day of July, 2026, before me personally appeared Sam E. Robinson and Ruby Robinson, 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 20 day of July, 2026.

Cari Allen

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

True Copy Certification

I, **Tammy Carney,** 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 this the 20 day of July, 2026.

Affiant Signature
Date 7.20.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of July, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

