Karen Johnson Davidson County
Batch# 1456074 DEEDWARR
08/06/2026 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $11,285.00
20260806-0072346

# WARRANTY DEED

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-08-28

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
701 West Main Street, Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David Merrell | NEW OWNER | 117-04-0-159.00 |
| (NAME) 2710 Brightwood Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37212 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer Lynn Hughes, Successor Trustee of the 2710 Brightwood Avenue Revocable Trust, U/A/D October 4, 2023,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **David Merrell and Holly Merrell, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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 the north 31 feet of Lot No. 125, and the south 19 feet of Lot No. 126, as shown on the map entitled Map of Belmont Terrace, of record in Book 421, Page 101, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said parts of said Lots Nos. 125 and 126 adjoin and front together 50 feet on the Easterly side of Brightwood Avenue and run back between parallel lines 161.5 feet to an alley.

Being the same property conveyed to Brian S. Shelton, Trustee of the 2710 Brightwood Avenue Revocable Trust, U/A/D October 4, 2023, by Warranty Deed from Jeffrey G. Goodwin and spouse, Brian J. Link, dated 10/10/2023, of record in Instrument No. 20231010-0079547, Register's Office for Davidson County, Tennessee. The said Brian S. Shelton having resigned as Trustee and Jennifer Lynn Hughes was appointed as Successor Trustee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2710 Brightwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2942890
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of July, 2026.

2710 Brightwood Avenue Revocable Trust,
U/A/D October 4, 2023

By: Jennifer Lynn Hughes, Successor Trustee
Jennifer Lynn Hughes, Successor Trustee

State of Texas
County of Dallas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Lynn Hughes, Successor Trustee of the 2710 Brightwood Avenue Revocable Trust, U/A/D October 4, 2023, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of July, 2026.

Janice Deans
Notary Public:
My Commission Expires: 3/8/2030

**RETURN TO:**
**Stewart Title Company**
**701 West Main Street**
**Franklin, TN 37064**

NOTARY PUBLIC STATE OF TEXAS
Janice Deans
My Commission Expires
3/8/2030
Notary ID 124147798

## CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 August 3rd, 2024.

Affiant
Date: August 3rd, 2024

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 3rd day of August, 2024

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK