Karen Johnson Davidson County
Batch# 1477328 DEEDWARR
09/25/2026 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20260925-0088903

THIS INSTRUMENT PREPARED BY:
Ashley S. Rudy, Esq.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Brantley Jack Merritt and Esperanza Magaly Merritt	SWBC Mortgage Corpt 9311 San Pedro #100 San Antonio, TX 78216	110 02 0C 055.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jamie Linstra, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Brantley Jack Merritt and Esperanza Magaly Merritt, husband and wife**, ("Grantee") all of my right, title and interest in and to that certain real property known as 1369 Ashton Park Drive, Mt. Juliet, TN 37122 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Situated and being in the 12th Civil District, County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 55 Final Plat, Phase 2B, Ashton Park Subdivision, according to survey and plat of same of record in Instrument No. 20240805-0059522, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Jamie Linstra, an unmarried woman, by Special Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated June 23, 2025, and recorded June 24, 2025, of record in Instrument No. 20250624-0049801, in the Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 1369 Ashton Park Drive, Mt. Juliet, TN 37122.

This conveyance is subject to all restrictions, easements and planning documents of 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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my 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 singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, the said, **Grantor**, hereunto set by hand and seal this 24th day of September, 2026.

Jamie Linstra

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2026, before me personally appeared Jamie Linstra, 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 24th day of September, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $599,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24TH day of Sept., 2026.

Notary Public
My commission expires: 5.28.28

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom 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 September 24, 2026.

Lissa Groom
Affiant
Date: 9/24/2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 24 day of September, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON