Karen Johnson Davidson County
Batch# 506218 DEEDWARR
10/30/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20201030-0127253

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-SB-VRES-20-919

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aarthy Srinivasan	-SAME AS NEW OWNER-	
(NAME)	(NAME)	**072-09-0-143.00**
2147 Burns Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 consideration, the receipt of which is hereby acknowledged, **ERIC SCHERRER AND KELLY SCHERRER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AARTHY SRINIVASAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot No. 15 and the easterly 35 feet of Lot No. 16 on the Map of Bush Spain's Subdivision of Part of Zack Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee.

Said Lots front together 95 feet on the north side of Spain Ave. and run back between parallel lines 165 feet to a dead line.

INCLUDED in the above description but excluded from this conveyance is the following described property: Land in Davidson County, Tennessee, being part of Lot No.15 on the plan of Bush Spain's Subdivision of Part of Zack Stull Lands of record in Plat Book 161, Page 129, in the Register's Office for Davidson County, Tennessee, and being triangular in shape and described as follows:
Beginning at a point in the westerly line of the property described as Tract I in Warranty Deed to Andrea Elain Clay in Instrument Number 20031202-0173065, said point at the northwest corner of said Clay Tract I being 40 feet west of the northeast corner of Lot No. 15, thence westerly 12 feet to a point thence southwesterly 85 feet, more or less, to the point of beginning.

Being the same property conveyed to Eric Scherrer and Kelly Scherrer, husband and wife by Warranty Deed from Daniel Fiedler and Lisa Catherine Firdler, husband and wife of record in Instrument No. 20181115-0112735 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on November 15, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record in Plat Book 161, Page 129, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4073, Page 371, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **919 Spain Ave, Nashville, Tennessee 37216**.

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), their heirs and 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), 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/our hand(s) this the 13th DAY OF OCTOBER, 2020.

Eric Scherrer by John Gleaves
Attorney in Fact

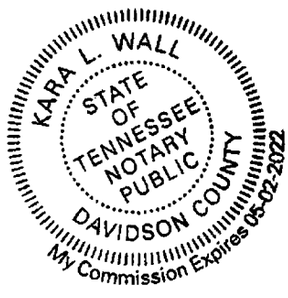
Kelly Scherrer by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ERIC SCHERRER AND KELLY SCHERRER, and who acknowledged he/she/they executed the same as the free act and deed of the said ERIC SCHERRER AND KELLY SCHERRER.

Witness my hand and official seal, this the 13th of October, 2020.

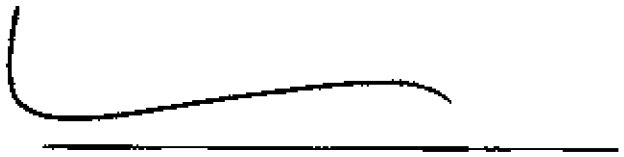
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

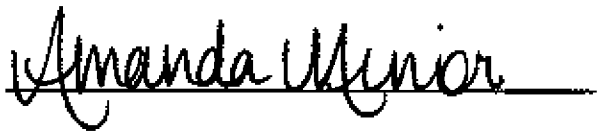
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

