Prepared by:
Record and Return to:
Goldwasser & Rosenthal Title, Inc.
1100 Westgate Circle, Suite 150
Brentwood, TN 37027

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-10653-kp

Karen Johnson Davidson County
Batch# 577168 DEEDWARR
02/24/2021 01:13:21 PM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20210224-0023075

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $535,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brooks Michael Jones and Lauren Elizabeth Jones 554 Westboro Drive Nashville, TN 37209	New Owner	090 16 0B 001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Vern Eric Kerchberger and Neha Sakaria, as joint tenants with right of survivorship**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brooks Jones and Lauren Jones, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 554 of 554 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 554 Westboro Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160113-0003388 and amendment recorded in Instrument No. 20160712-0071151, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Vern Eric Kerchberger and Neha Sakaria, as joint tenants with right of survivorship, by Quitclaim Deed from Vern Eric Kerchberger, of record in Instrument No. 20170511-0046717, in the Register's Office of Davidson County, Tennessee, dated May 10, 2017 and recorded on May 11, 2017.

Being the same property conveyed to Vern Eric Kerchberger, single man, by Warranty Deed from Lovell Properties LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20161010-0106795, in the Register's Office of Davidson County, Tennessee, dated October 7, 2016 and recorded on October 10, 2016.

This is ☒ improved or ☐ unimproved property located at: **554 Westboro Drive, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 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. 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 17th day of February, 2021.

GRANTOR:

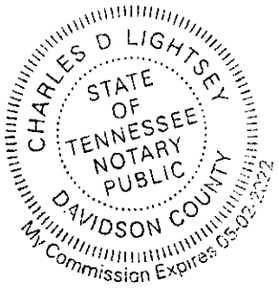
Vern Eric Kerchberger

Neha Sakaria

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Vern Eric Kerchberger and Neha Sakaria, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of February, 2021.



Notary Public
My Commission expires: _____