THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132974** Karen Johnson Davidson County Batch# 589305 DEEDWARR 03/11/2021 10:40:30 AM 3 pgs Fees: $18.00 Taxes: $5,087.50 20210311-0032281	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,375,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 2021. Notary Public My Commission Expires: 7/9/24 TORI COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Neha Sakaria and Vern Eric Kerchberger 2143 Sharondale Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 02 0 208.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ElJack Custom Homes, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vern Eric Kerchberger and Neha Sakaria, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 19 and 20, on the W. V. Davidson's Hillsboro Highlands, Sections 2 & 3, of record in Book 843, Page 23, in the Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the Southerly margin of Sharondale Drive 87.5 feet West of the Westerly margin of Valley Road; thence Southwesterly 159.5 feet to the North line of Lot No. 17, 146 feet West of Valley Road; thence with the North line of Lots 17 and 23, Easterly 88 feet to a point which is 8.5 feet East of the corner of Lots 20 and 21; thence Northeasterly 206 feet, more or less, to the South margin of Sharondale Drive, said point being 18.5 feet East of the corner of Lots 19 and 20; thence with margin of said Drive, Easterly 84 feet to the point of beginning.

Being the same property conveyed to ElJack Custom Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Mark Spivey, married, of record in Instrument No. 20191023-0108745 in the Register's Office of Davidson County, Tennessee, dated October 23, 2019 and recorded on October 23, 2019.

Being the same property conveyed to Mark Spivey, by Warranty Deed from James B. Gossett and Lorene D. Montgomery, Married Persons, of record in Instrument No. 20190515-0045787, in the Register's Office of Davidson County, Tennessee, dated May 15, 2019 and recorded May 15, 2019.

Being the same property conveyed to Joe T. Childress, Trustee by Quitclaim Deed from James B. Gossett and Lorene D. Montgomery, both single persons, of record in Book 7194, Page 440, in the Register's Office of Davidson County, Tennessee, dated March 31, 1987 and recorded April 07, 1987 and within the same deed the said Joe T. Childress, Trustee conveyed his interest in the subject property to James B. Gossett and Lorene D. Montgomery, married persons.

Being the same property conveyed to James B. Gossett and Lorene D. Montgomery, by Warranty Deed from John A. Bischoff and Nancy J. Bischoff Scholz, of record in Book 7058, Page 519, in the Register's Office of Davidson County, Tennessee, dated November 28, 1986 and recorded December 03, 1986.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. Davidson's Hillsboro Highlands Sections 2 & 3, as recorded in Plat Book 843, Page(s) 23.

This is improved property located at 2143 Sharondale Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 10th day of March, 2021.

ElJack Custom Homes, LLC.

By: _____
John Mark Spivey, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John Mark Spivey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of ElJack Custom Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 10th day March, 2021.

_____
Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

