Karen Johnson Davidson County
Batch# 663415 DEEDWARR
06/23/2021 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210623-0085197

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 16th day of June, 2021. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 3-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Schardt	~~New Owner~~ CHC	Tax Parcel ID No.
1617 Merritt St.	MOVEMENT MORTGAGE, LLC	127-00-0-129
Old Hickory, TN 37138	8024 CALVIN HALL RD INDIAN LAND SC 29707	127-00-0-130

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, **Richard L. Booher and Jill L. Booher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Schardt, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1:

Land in Davidson County, Tennessee, being Lot 8 on the Plan of Section Three John Cunningham Estates, of record in Book 4860, Page 69, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Booher and wife, Jill L. Booher, by Quitclaim Deed from Jill L. Forbess (Booher), widow of Dan Forbess, deceased, of record in Book 10226, Page 22, in the Register's Office of Davidson County, Tennessee, dated October 15, 1996 and recorded on October 15, 1996. The said Dan Forbees deceased on June 28, 1992.

Being the same property conveyed to Dan Forbess and wife, Jill L. Forbess, by Warranty Deed from Philip D. Harris and wife, Jeannie H. Harris, of record in Book 5925, Page 304, in the Register's Office of Davidson County, Tennessee, dated August 12, 1982 and recorded on August 16, 1982.

Parcel 2:

Land in Davidson County, Tennessee, being Lot 9 on the Plan of Section Three John Cunningham Estates, of record in Book 4860, Page 69, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard L. Booher and wife, Jill L. Booher, by Quitclaim Deed from Jill L. Forbess (Booher), widow of Dan Forbess, deceased, of record in Book 10226, Page 20, in the Register's Office of Davidson County, Tennessee, dated October 15, 1996 and recorded on October 15, 1996. The said Dan Forbees deceased on June 28, 1992.

Being the same property conveyed to Dan Forbess and wife, Jill L. Forbess, by Warranty Deed from Philip D. Harris and wife, Jeannie H. Harris, of record in Book 5925, Page 290, in the Register's Office of Davidson County, Tennessee, dated August 12, 1982 and recorded on August 16, 1982.

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 Section Three John Cunningham Estates, as recorded in Plat Book 4860, Page(s) 69.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4215, Page 4 and Amended in Book 5094, Page 1.

Title to that portion of the land lying below the ordinary low water mark of the Buffalo Creek. (as to Parcel 2)

Easement for the flow of the waters of the Buffalo Creek, and the rights of the public therein. (as to Parcel 2)

Rights of upper and lower riparian owners to the flow of the waters of the Buffalo Creek, free from diminution or pollution. (as to Parcel 2)

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Buffalo Creek. (as to Parcel 2)

This is improved property located at 8334 Merrymount Drive Nashville TN 37221

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 16th day of June, 2021.

Richard L. Booher

Jill L. Booher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard L. Booher and Jill L. Booher, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of June, 2021.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

