Karen Johnson Davidson County
Batch# 703992 DEEDWARR
08/25/2021 09:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20210825-0114616

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 847950 2021-17488 Terry Chandler	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Affiant Subscribed and sworn to before me, this the 24th day of August, 2021. Notary Public My commission expires: February 20, 2023 (Affix Seal)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Nicole Marie Briones and Daniel Briones	NAME: NEW OWNER
STREET ADDRESS: 5228 Village Trace, Nashville TN 37211	STREET ADDRESS:
MAP & PARCEL NO.: 161100B03100CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jon Scherdin and Shanda Scherdin, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Nicole Marie Briones and Daniel Briones, wife and husband, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

This is improved property known as: 5228 Village Trace, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has 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 Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 19 day of July, 2021.

X _____
Jon Scherdin

X Shanda K Scherdin
Shanda Scherdin

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jon Scherdin, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19 day of July, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIFFANY DUQUETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tiffany Duquette
Notary Public
My commission expires Commission Expires 09/18/2022

State of Tennessee } ss
County of Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shanda Scherdin, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 19 day of July, 2021.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TIFFANY DUQUETTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Tiffany Duquette
Notary Public
My commission expires _____
Commission Expires 09/18/2022

EXHIBIT "A"
Property Description

BEING all of Lot No. 222, Phase Five, Villages of Brentwood, according to plat and survey of the same appearing of record in Plat Book 6900, Page 896, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jon Scherdin and wife, Shanda Scherdin by Deed dated January 15, 2014 from Jonathan P. Hersey and Rosalee E. Kaschel, husband and wife, recorded January 17, 2014, in Instrument Number 20140117-0004811, in the Official Records of Davidson County, Tennessee.

202108250114616

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the 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 August 24, 2021.

Affiant Signature

August 24, 2021
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 24th day of August, 2021.

Notary Public

(SEAL)

ROBYN QUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1-19-2025

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