Karen Johnson Davidson County
Batch# 791426 DEEDWARR
01/18/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220118-0006412

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $405,000.00.

Affiant

Subscribed and sworn before me this the 6th day of January, 2022.

Notary Public
My commission expires: 5-21-2024

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robin Travis	CrossCountry Mortgage LLC	093-06-0A 091.00
301 Demonbreun St #817	6850 Miller Rd	
Nashville, TN 37201	Brecksville, OH 44141	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TRENT SCHERIGER, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBIN TRAVIS, AN UNMARRIED WOMAN., hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium in Davidson County, Tennessee, being Unit No. 817, of Encore, a Residential Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, and Master Deed for Encore, A Master Condominium, of record, as Instrument No. 20080225-0018425, and amended in Instrument No. 20111104-0086473, and Instrument No. 20111215-0097929, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Trent Scheriger, an unmarried man, by deed dated 09/24/2021, from David J. King and spouse, Carrie L. King, of record in Instrument No. 20210927-0129736, Register's Office for said County.

Also being the same property conveyed to David J. King and spouse, Carrie L. King, by deed dated 09/15/2017, from Joel A. Cook, unmarried, of record in Instrument No. 20170920-0096169, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 Demonbreun St #817, Nashville, TN 37201.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 6th day of January, 2022.

Trent Scheriger

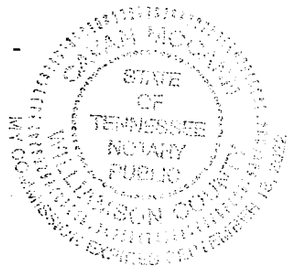
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Trent Scheriger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2022.

My commission expires: 9/18/22

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-6-22.

Affiant Signature

1-11-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY