Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

Karen Johnson Davidson County
Batch# 852696 DEEDWARR
05/09/2022 01:32:46 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20220509-0053002

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kristen Ann Sperry	NEW OWNER	**Map 173-09-0-A Parcel 493.00co**
8810 Deacons Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jack Mocherman and Shelby Nace Mocherman, formerly known as Shelby Nace, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen Ann Sperry unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack Mocherman, an unmarried man, and Shelby Nace, an unmarried woman, as joint tenants with right of survivorship, by Deed dated April 6, 2018, from Joseph A. Campochiaro, an unmarried person, of record in Instrument No. 20180504-0042780, Register's Office for Davidson County, Tennessee. Jack Mocherman and Shelby Nace are now married to each other and Shelby Nace is now known as Shelby Nace Mocherman.

Conveyance of the above described property is subject to the following: 1) The Plan of record as shown in Instrument No. 20051028-0130418, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee. 3) Storm Water Detention Agreement of record in Instrument No. 20041229-0154223, said Register's Office. 4) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130916-0097049, said Register's Office. 5) Master Deed Restrictions for Lenox Village, a Traditional Neighborhood Development, of record in Instrument No. 20020315-0032825, and Supplemental for Phase 7 of record in Instrument No. 20060321-0032382 and Instrument No. 20040526-0062221, said Register's Office. 6) Declaration of Covenants, Charter, Easements, Conditions and Restrictions and By-Laws for Lenox Village, of record in Instrument No. 20020315-0032826, and Supplemental for Phase 7 of record in Instrument No. 20060321-0032383 and Instrument No. 20040526-0062220, and corrected in Instrument No. 20050113-0005133, and further amended in Instrument No. 20220228-0022407, Register's Office for Davidson County, Tennessee. 7) Charter of Lenox Village Neighborhood Homeowners' Association, Inc. of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **8810 Deacons Lane, Nashville, TN 37211**

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 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. 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/our hand(s) this **5th** day of **May, 2022.**

Jack Mocherman

Shelby Nace Mocherman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jack Mocherman and Shelby Nace Mocherman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **5th** day of **May, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24