Karen Johnson Davidson County
Batch# 943698 DEEDWARR
11/22/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,034.63
20221122-0123500

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3373

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~Williamson~~ Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of November, 2022

Notary Public

Commission Expires: 5-12-2026

NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Elizabeth Borchers and Mark Borchers<br>5128 Mountainbrook Circle<br>Hermitage, TN 37076 | Elizabeth Borchers and Mark Borchers<br>5128 Mountainbrook Circle<br>Hermitage, TN 37076 | 085-04-0A-238.00 |

## WARRANTY DEED

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

**Keith L. Scoggin, a married man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mark Borchers and Elizabeth Borchers, husband and wife,**

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. 238 on the Final Plat of the Reserve at Stone Hall formerly Eversong at Ravenwood, Phase 1, Section 2-B, Planned Unit Development, shown of record at Instrument #20131014-0107217, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith L. Scoggin, an unmarried man and Shane E. Burkett, an unmarried man, as tenants in common with the right of survivorship by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20150129-0008557, Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 29, 2015.

Being the same property conveyed to Keith L. Scoggin by Quitclaim Deed from Shane E. Burkett of record in Instrument No. 20190327-0027800, Register's Office for Davidson County, Tennessee, dated January 04, 2019 and recorded on March 27, 2019.

Ethan Bryant is hereby joining in on the conveyance of this document to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5128 Mountainbrook Circle, Hermitage, TN 37076

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 and assigns forever; and we so covenant with 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.

Dated this the 15th ~~day~~ of November, 2022.

Keith L. Scoggin

Ethan Bryant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of November, 2022, before me personally appeared Keith L. Scoggin and Ethan Bryant, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of November, 2022.

Notary Signature
My commission expires:

HUNTER H. SPRAGINS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 25, 2026
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Shaun Robertson, 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 11/21st/2022.

Date

Affiant Signature

11/21/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 21st day of November, 2022.

Notary's Signature

My Commission Expires: 5.12.2026
Date

Notary's Seal (if on paper)

NOTARY PUBLIC STATE OF TEXAS
NOHELY ORELLANA
Notary ID #133756942
My Commission Expires
May 12, 2026