Karen Johnson Davidson County
Batch# 960400 DEEDWARR
01/12/2023 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,216.30
20230112-0002613

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $599,000.00. Affiant Subscribed and sworn to before me, this the 11th day of January, 2023. Notary Public My commission expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tucker John Scherger and Tiffany Sheila Scherger	Nowave Lending LLC	072-14-0O-004.00-CO
1621 B Cahal Avenue	3400 N Central Expressway, #110-295	
Nashville, TN 37206	Richardson, TX	75080

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KAYLEE ELIZABETH TOPP AND CODY MEADOWS TOPP, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TUCKER JOHN SCHERGER AND TIFFANY SHEILA SCHERGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit 1621 B Cahal Cottages, as established by the Declaration of Covenants, Conditions and Restrictions of Cahal Cottages of record in Instrument No. 20140520-043455, amended in Instrument No. 20140521-0043830, Instrument No. 20140521-0043831, Instrument No. 20140521-0043832 and Instrument No. 20140521-0043833 and Instrument No. 20150511-0042645, in the Register's Office for Davidson County, Tennessee, said units being depicted in Exhibit C of said Declaration.

Being the same property conveyed to Robert W. Broome, Jr. and Miriam M. Broome, husband and wife, by Warranty Deed from Cottages at Cahal, LLC of record in Instrument No. 20150624-0060302, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 24, 2015.

Being the same property conveyed to Kaylee Elizabeth Topp, and Cody Meadows Topp, wife and husband, by Quitclaim deed from Robert W. Broome JR and Miriam M. Broome, husband and wife of record in Instrument No. 202212290133481, Register's Office for Davidson County, Tennessee, dated December 23, 2022 and recorded on December 29, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1621 B Cahal Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of January, 2023.

Kaylee Elizabeth Topp
Kaylee Elizabeth Topp

Cody Meadows Topp
Cody Meadows Topp

STATE OF North Carolina
COUNTY OF Catawba

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kaylee Elizabeth Topp and Cody Meadows Topp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of January, 2023.

Notary Public
Emily E. Westmoreland

My Commission Expires: Oct. 27 2023

EMILY E. WESTMORELAND NOTARY PUBLIC CATAWBA COUNTY, NC MY COMMISSION EXPIRES

True Copy Certification

I, **Diane March,** 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 this the 11th day of January, 2023.

Affiant Signature
Date 01/11/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11th day of January, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

