THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5462-WE

Karen Johnson Davidson County
Batch# 966194 DEEDWARR
02/01/2023 10:52:07 AM 2 pgs
Fees: $13.00 Taxes: $2,660.30

20230201-0007376

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 719,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2023

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew J. Shmerling	Andrew J. Shmerling	
614 Chesterfield Way	614 Chesterfield Way	130-09-0-084.00
Nashville, TN 37212	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Eugene H. Scheppe, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. Shmerling, a single person**

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, in the 7th, formerly the 11th, Civil District of said County, and being part of Lot No. 4 on the Map of Bransford Realty Company's Forrest Park Subdivision of a part of Belle Meade, of record in Book 421, Page 64, Register's Office for said County, and described according to a copy of a survey thereof made September 30, 1941, by Blanchard and Parrish Engineers, as follows:

Beginning at a point in the center line of Page Road or the Old Franklin Road, 706 feet, more or less, North of the center line of Forest Park Road, said point also being 264.2 feet North of the Northeast corner of the property conveyed to Nina L. Thompson by deed of record in Book 1151, Page 546, of said Register's Office; thence, northerly with the center line of Page Road 82.9 feet to a point which is 15 feet, more or less, North of the North margin of the Subdivision in question and in a Roadway 40 feet wide, not opened, thence with said Roadway and approximately 15 feet North of the South margin of the same Northwesterly 35 feet, more or less, to a point; thence, leaving said Roadway Southwesterly 325 feet, more or less, to an iron pin; thence, southerly 62.53 feet to an iron pin, said pin being 189.16 feet North of the North line of the Nina L. Thompson property; thence, Easterly 293.4 feet, more or less, to a point of beginning

Being the same property conveyed to James J. Stathis, unmarried, by Warranty Deed from Sidney F. Boutwell, unmarried, of record in Book 5927, Page 989, Register's Office for Davidson County, Tennessee, dated August 19, 1982 and recorded on August 23, 1982.

Further, being the same property conveyed to James J. Stathis, an unmarried person, and Eugene H. Scheppe, an unmarried person, as joint tenants with right of survivorship, by Quitclaim Deed from James J. Stathis, an unmarried person, of record in Book 8195, Page 291, Register's Office for Davidson County, Tennessee, dated August 31, 1990 and recorded on September 13, 1990. James J. Stathis died on February 26, 2022, vesting Eugene H. Scheppe as the surviving tenant.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **409 Page Road, Nashville, TN 37205**

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 do 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.

Witness our hands this the 30th day of January, 2023.

Eugene H. Scheppe

Eugene H. Scheppe

STATE OF NC
COUNTY OF Brunswick

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eugene H. Scheppe,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of January, 2023.

My Commission expires: 09/11/24

Brenda Turner

Notary Public

BRENDA F. TURNER
NOTARY PUBLIC, STATE OF NORTH CAROLINA
Brunswick County
Commission #201914200033
My Commission Expires September 11, 2024