Karen Johnson Davidson County
Batch# 968214 DEEDWARR
02/06/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20230206-0008654

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF January, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2023-GTE-5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emeric Collective, LLC	NEW OWNER	072 12 0 225.00
(NAME)	(NAME)	
10809 NORTH SCOTTSDALE RD.	10809 NORTH SCOTTSDALE RD.	
(ADDRESS)	(ADDRESS)	
SCOTTSDALE AZ 85254	SCOTTSDALE AZ 85254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cale A. Schmit, an unmarried man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Emeric Collective, LLC, a Delaware Limited Liability Company** (the "**Grantee**"), his heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot 5, Sherwood Subdivision, as shown on plat of record in Plat Book 1424, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cale A. Schmit, an unmarried man, by Warranty Deed from Kari E. Edgens and Colin F. Hunt, wife and husband, of record in Instrument No. 20190219-0014474, in the Register's Office of Davidson County, Tennessee, dated February 15, 2019, and recorded on February 19, 2019.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 1805 Sherwood Lane, Nashville, TN 37216.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their successors and assigns, in fee simple forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 25th day of January, 2023.

GRANTOR:

Cale A. Schmit

Cale A. Schmit

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Cale A. Schmit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 25 day of January, 2023.

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Hunter B. Thrasher

Notary Public

My Commission Expires: 10-26-23

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **January 25, 2023**.

Date

Affiant Signature

February 6, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **6** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 05/23/2023

Date

Notary's Seal (if on paper)

