Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 230143502

Karen Johnson Davidson County
Batch# 975474 DEEDWARR
03/01/2023 10:08:24 AM 2 pgs
Fees: $13.00 Taxes: $2,252.93

20230301-0014450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $608,900.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2023.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Caroline Chesnutt 7809 Oakfield Grove Brentwood TN 37027	New Owner	Tax Parcel ID No. 181-10-0B-033.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David L. Scherz and Diane R. Scherz, or successors, Trustees of the Scherz Trust, dated July 17, 2004,** Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Caroline Chesnutt and Kursad Erguven, wife and husband** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of The Hills at Concord Place, Phase 2, fka Centex at Concord, Phase 2 of record in Plat at Instrument No. 20051011-0122365, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David L. Scherz and Diane R Scherz, or successors, Trustees of the Scherz Trust, dated July 17, 2004, by Warranty Deed from Michael A. McNutt and Brittany K. McNutt, husband and wife, of record in Instrument No. 20190520-0047269 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 20, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20051011-0122365, as corrected by Owner's Certificate of Correction of record in Instrument No. 20060317-0030953, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050922-0114218, amended in Instrument No. 20061228-0160255 and in Instrument No. 20060501-0049958, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050914-0110829 as supplemented in Instrument No. 20051027-0130022 and Owner's Certification of record in Instrument No. 20060317-0030953, and supplemented in Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, as corrected in Instrument No. 20080714-0071815, and further supplemented in Instrument No. 20071226-0147287, Instrument No. 20080627-

0066661, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903, and Instrument No. 20090731-0071986, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Conveyance of Common Area of record in Instrument Number 20051027-0130023 and Instrument Number 20051027-0130024, in the Register's Office for Davidson County, Tennessee.
Utility and Drainage Easement of record in Instrument Number 20051219-0151953, in the Register's Office for Davidson County, Tennessee.
Reciprocal Easement Agreement of record in Instrument Number 20050415-0042176, as amended as Instrument No. 20091119-0106597; Instrument No. 20110613-0045170 and Instrument no. 20140502-0037483, in the Register's Office for Davidson County, Tennessee.
Temporary Signage Easement of record in Instrument Number 20050415-0042178, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4424, Page 967, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20050505-0050660, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 7809 Oakfield Grove Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of February, 2023.

David L. Scherz and Diane R. Scherz, or successors, Trustees of the Scherz Trust, dated July 17, 2004.

BY: _____
David L. Scherz, Trustee

BY: _____
Diane R. Scherz, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David L. Scherz and Diane R. Scherz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Scherz Trust, dated July 17, 2004, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal, this 28th day of February, 2023.

_____
Notary Public

My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025