Karen Johnson Davidson County
Batch# 1003227 DEEDWARR
05/15/2023 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20230515-0036169

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370,000.00.

Affiant

Subscribed and sworn to me on 05/12/23.

NOTARY PUBLIC

My Commission Expires: 4.19.25

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL #
Christopher Carmelo Roman 6724 Birchbrook Drive Antioch, TN 37013	new owner	176 05 0A 020.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Aaron Douglas Scherer, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Christopher Carmelo Roman, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 37, Hickory Woods Estates, Section "C", as recorded in Book 6900, Pages 885-887, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Aaron Douglas Scherer, an unmarried man, by Warranty Deed from James T. Coakley, Jr and wife, Amie Carol Cross Coakley, husband and wife, of record in Instrument No. 20181214-0121972, Register's Office for Davidson County, Tennessee, December 11, 2018 and recorded on December 14, 2018.

This is improved property known as 6724 Birchbrook Drive, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 my hand this 05/12/23.

Aaron D. Scherer

Aaron Douglas Scherer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/12/23, before me personally appeared Aaron Douglas Scherer, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness ~~my~~ hand and official seal on 05/12/23.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 5.12.23 (date of document).

Affiant Signature

5.12.23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 15 day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-26

NOTARY'S SEAL

