WARRANTY DEED

Karen Johnson Davidson County
Batch# 1035499 DEEDWARR
08/07/2023 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230807-0060985

File #2023-0270

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to before me on August 4, 2023.

NOTARY PUBLIC
My Commission Expires: 9/7/2026

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Music City Financial, LLC 828 Royal Parkway, Suite 204 Nashville, TN 37214	New Owner 828 ROYAL PKWY STE 204 NASHVILLE, TN 37214	128-10-0-088.00

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, **STEVEN W. SCHERER AND RHODA A. SCHERER, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 117, as shown on the map entitled Stacy Square, Section 3, of record in Plat Book 4175, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN W. SCHERER, UNMARRIED, by deed from LINDA CORADINI BURGER, FORMERLY LINDA CORADINI AND HUSBAND, CHARLES R. BURGER, of record in Book 7429, page 147, dated December 14, 1987, said Register's Office. Being further conveyed to STEVEN W. SCHERER AND RHODA A. SCHERER, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETY, by quitclaim deed form STEVEN W. SCHERER, of record in Instrument No. 20221201-0126022, dated November 29, 2022, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouse, or the Grantors' dependent(s).

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, with the exception of rollback taxes, which are the responsibility of the

Grantors.

2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 231 New Sawyer Brown Road, Nashville, TN 37221.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 our hands on August 2, 2023.

Grantor:

Steven W. Scherer

Grantor:

Rhoda A. Scherer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **STEVEN W. SCHERER AND RHODA A. SCHERER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2023.

Notary Public

My commission expires: 6/14/25

Kealon A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

Certificate of Authenticity

I, Holly A. Mason, 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 August 2, 2023.

Affiant Signature

8/2/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026