Karen Johnson Davidson County Batch# 1038855 DEEDWARR 08/16/2023 10 17 19 AM 2 pgs Fees $13.00 Taxes $980 50 20230816-0063797	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $265,000.00 Affiant Subscribed and sworn to before me, this the 15th day of August, 2023 Notary Public My Commission Expires: (AFFIX SEAL)

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows	Send Tax Bills to.	Map-Parcel No.(s)
Chris Williams	Chris Williams	128-14-0-166 00 and
8025 Sawyer Brown Rd	7449 Harrow Drive	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Patricia A Scherer, Steven W Scherer and Lori A. Clark, Co-Trustees of the Patricia A Scherer Revocable Trust dated March 4, 2019

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chris Williams

HEREINAFTER CALLED THE GRANTEE, HIS 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, being Lot No. 62 on the plan of Stacy Square, Section 2, of record in Book 4175, Page 30, Register's Office for Davidson County, Tennessee

Said Lot No 62 fronts 68 0 feet on the northerly margin of Sawyer Brown Road and extends back 218.8 feet on the westerly line and 120 6 feet on the easterly line to a dead line in the rear, measuring 119 5 feet thereon

BEING PART OF the same property conveyed to Patricia A Scherer, Steven W. Scherer and Lori A. Clark, Co-Trustees of the Patricia A. Scherer Revocable Trust dated March 4, 2019 by Quitclaim Deed from Patricia A Scherer, dated 3/4/2019 and recorded 3/8/2019 in Instrument No 20190308-0021634, and being part of the same property previously conveyed to Patricia A Scherer by Quitclaim Deed from James F. Scherer, dated 3/12/2007 and recorded 3/12/2007 in Instrument No 20070312-0029995, and as corrected by Notary Certificate of Correction dated 6/23/2008 and recorded 7/16/2008 in Instrument No 20080716-0072804; and being part of the same property previously conveyed to James F Scherer by Quitclaim Deed from Patricia A Scherer, dated 10/10/2001 and recorded 10/10/2001 in Instrument No. 20011010-0110293, and being part of the same property previously conveyed to James F Scherer and Patricia A Scherer, husband and wife, by Warranty Deed from James Howard Hersh and Julie Young Hersh, husband and wife, dated 10/28/1994 and recorded 11/2/1994 in Book 9508, Page 275, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES

This is improved ☒ Unimproved ☐ property known as 8025 Sawyer Brown Rd , 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, his heirs and assigns, forever, and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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 my/our hand(s) this 15th day of August, 2023

Patricia A Scherer, Steven W Scherer and Lori A Clark, Co-Trustees of the Patricia A Scherer Revocable Trust dated March 4, 2019

BY Patricia A. Scherer
Patricia A Scherer
Trustee

BY Steven W Scherer Trustee
Steven W Scherer
Trustee

BY Lori A Clark, Trustee
Lori A Clark
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public within and for said State and County aforesaid, the within named Patricia A Scherer, Steven W Scherer and Lori A Clark, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument on behalf of the Patricia A Scherer Revocable Trust dated March 4, 2019 for the purposes therein contained, and who further acknowledged themselves to be the Co-Trustees and being authorized to execute this document on behalf of the Patricia A Scherer Revocable Trust dated March 4, 2019

Witness my hand and official seal at Nashville, Tennessee, this 15th of August, 2023

Notary Public

My Commission Expires 9.21.2024

