This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-2172-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $445,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Karen Johnson Davidson County
Batch# 1055095 DEEDWARR
09/28/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20230928-0076349

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jose B. Merchan 3928 Ivy Drive Nashville, TN 37216	New Owner	073 01 0 215.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Roger D. Sahm and Stephanie N. Sahm, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jose B. Merchan, unmarried**, 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. 80 on the plan of Sections Three and Four, Moss Rose Heights, of record in Plat Book 1835, Page 103, Register's Office for said County.

Said Lot No. 80 fronts 90.0 feet on the northeasterly margin of Ivy Drive and extends back 163.95 feet on the northwesterly line and 175.25 feet on the southeasterly line to a broken line in the rear, measuring 106.77 feet thereon.

Being the same property conveyed to Roger D. Sahm and Stephanie N. Sahm, husband and Wife, by Warranty Deed from Barbara Jean Mars, Unmarried, of record in Instrument No. 20180329-0029454, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on March 29, 2018.

This is improved property located at: **3928 Ivy Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2023.

GRANTOR:

Roger D. Sahm

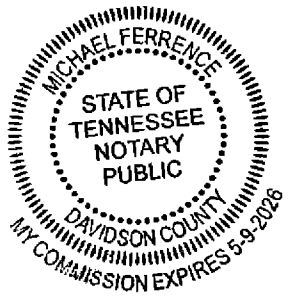
Stephanie N. Sahm

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger D. Sahm and Stephanie N. Sahm, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of September, 2023.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 September 26, 2023

Affiant Signature

Date: 9/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this September 26, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

