PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 1056087 DEEDWARR
10/02/2023 10 50.47 AM 2 pgs
Fees: $13 00 Taxes $3,163.50
20231002-0077054

Ivey Title, LLC Ref. (DL) Title No.: 63260
Dav. Co File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Cassandra L. Scher Brent Scher 5432 Stone Box Lane Brentwood, TN 37027	new owner

TAX MAP PARCEL NUMBERS: 160110B01300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$855,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Wade Lipscomb Moss and Martha Grayson Moss, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Cassandra L. Scher and Brent Scher, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Stone Box Creek, of record in Book 6900, page 103, amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for said County, to which Plan reference is made for a more complete description.

Together with and subject to a Joint Use Easement for driveway purposes of record in Book 9320, page 650, said Register's Office.

Being the same property conveyed to Wade Lipscomb Moss and Martha Grayson Moss, husband and wife, by Warranty Deed from Eddy W. Messick and wife, Rebecca R. Messick, dated June 15, 2018 and recorded on June 18, 2018 of record in Inst. No 20180618-0058340, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2023, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 6900, page 103, amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 7022, page 556, amended and restated in Book 7267, page 329, and Book 9423, page 513, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Joint Use Easement and Subordination Agreement of record in Book 9320, page 650, said Register's Office; Charter of Stone Box Creek Homeowners Association of record in Book 9935, page 587, said Register's Office.

This is improved property, known as 5432 Stone Box Lane, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever

WITNESS THE EXECUTION HEREOF this 28th day of September, 2023.

Wade Lipscomb Moss

Wade Lipscomb Moss

Martha Grayson Moss

Martha Grayson Moss

State of Tennessee

County of Davidson

On this 28th day of September, 2023, before me the undersigned authority, personally appeared Wade Lipscomb Moss and Martha Grayson Moss, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed

MARGARET H TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $855,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2023

Heather Morrison

Notary

My Commission Expires 1/26/25

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 26 2025