Karen Johnson Davidson County
Batch# 1063466 DEEDWARR
10/20/2023 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20231020-0082564

Warranty Deed

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2023.

Notary Public

My commission expires: 7-7-25

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Patrick H. Sherer	New Owner(s)	060-03-0-076.00
1909 Masterpiece Avenue		
Murfreesboro, TN 37130		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FIG TREE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK H. SHERER, MARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 115 on the Plan of Oak Park Subdivision, Section 1 of record in Plat Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 93.25 feet on the southwesterly margin of Southridge Drive and extends back 168.45 feet on the easterly line and 144.97 feet on the westerly line, to a broken line in the rear, measuring 120.84 feet thereon.

Being the same property conveyed to Allie B. Norman, Jr. and Beatrice Norman by Warranty deed from Claude Swann and wife, Bonnie Swann of record in Book 5294, page 8, Register's Office for Davidson County, Tennessee, dated May 16, 1978 and recorded on June 5, 1978.

Being the same property conveyed to Allie B. Norman, Jr., a single person by Quitclaim deed from Beatrice Norman, a single person of record in Book 6444, page 176, Register's Office for Davidson County, Tennessee, dated December 4, 1984 and recorded on December 10, 1984.

Allie B. Norman, Jr. having died intestate, on March 11, 2015. Affidavit of Heirship of record in Instrument No. 20190613-0056896, said register's office. Affiant is Mary R. Norman.

Being the same property conveyed to The Mary R. Norman Revocable Trust by Quitclaim deed from Mary R. Norman of record in Instrument No. 20190829-0087404 Register's Office for Davidson County, Tennessee, dated August 28, 2019 and recorded on August 29, 2019.

Being the same property conveyed to Robert A. Reed, Jr. and Reginald D. Reed, Sr. by Quitclaim deed from Dorothy Berry, successor Trustee of the MARY R NORMAN REVOCABLE TRUST of record as Instrument Number 20220215-0017539, Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on February 15, 2022.

Said Robert A. Reed, Jr. having died intestate, on July 17, 2022. Probate filed in Docket No. 22P1515, Chancery Court of Davidson County, Tennessee. In accordance with the orders in said Probate, Quentin McKissack and Lakeshia Reed were named as co-administrators of the estate. Decedent's Heirs are as follows: Lakeshia Reed, Quentin McKissack, Jaszmine Young, Raven Alexus Reed, Althony Buchanan and Robert Reed.

Being the same property conveyed to Quentin McKissack, Lakeshia Reed, Raven A. Reed, Jaszmine Reed, Robert Reed and Altony Reed, a minor by Personal Representatives Quitclaim deed from Quentin McKissack and Lakeshia Reed, Co-Personal Representatives of the Estate of Robert A. Reed, Jr. of record in Instrument No. 20221024-0115250 Register's Office for Davidson County, Tennessee, dated October 17, 2022 and recorded on October 24, 2022.

Being the same property conveyed to Fig Tree Development, LLC, a Tennessee limited liability company by Warranty deed from Quentin McKissack, Lakeshia Reed, Raven A. Reed, Jaszmine Young, Robert Reed, Althony Buchanan, and Reginald D. Reed, Sr., of record in Instrument No. 20231018-0081841 Register's Office for Davidson County, Tennessee, dated October 16, 2023 and recorded on October 18 ,2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 142 Southridge Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of October, 2023.

Fig Tree Development, LLC, a Tennessee Limited Liability Company

By: _____
Joseph H. Sherer, Member

By: _____
Lindy Sherer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joseph H. Sherer and Lindy Sherer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Fig Tree Development, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17th day of October, 2023.

_____
Notary Public

My Commission Expires: 9-2-24

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 October 17, 2023 (date of document).

Affiant Signature

October 20, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 20th day of October, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023