Karen Johnson Davidson County
Batch# 1081765 DEEDWARR
12/14/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20231214-0096500

WARRANTY DEED

STATE OF **Tennessee**
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF December, 20 23

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd. Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kaley Daeger and George Daeger	NEW OWNER	
(NAME) 231 New Sawyer Brown Road	(NAME)	12810008800
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sun Valley Properties LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kaley Daeger and George Daeger, wife and husband,** HEREINAFTER CALLED THE GRANTEE, 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. 117, on the Plan of Stacy Square, Section 3, as shown on plat of record in Plat Book 4175, Page 154, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Sun Valley Properties, LLC, by virtue of that certain Warranty Deed dated August 3, 2023, and being of record at Instrument No. 20230807-0060986 in the Register's Office of Davidson County, Tennessee.

Being the same property previuosly convey to Music City Financial, LLC, a Texas Limited Liability Company, by virtue of that certain Warranty Deed dated August 2, 2023, and being of record at Instrument No. 20230807-0060985 in the Register's Office of Davidson County, Tennessee.

Being the same property convey to Steven W. Scherer and Rhoda A. Scherer, a married couple, as tenants by the entirety, by virtue of that certain Quit Claim Deed dated November 29, 2022, and being of record at Instrument No. 20221201-0126022, in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Steven W. Scherer, unmarried by virtue of WArranty Deed dated December 14, 1987 at Book 7429, Page 147 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at the Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved ___ unimproved ___ x ___ improved property, known as 231 New Sawyer Brown Rd, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 6 day of December, 2023

SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____
MEMORIE WHITE, AUTHORIZED AGENT

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Memorie White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent for Sun valley Properties, LLC, a Tennessee Limited Liability Company , the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

_____
Notary Public

My commission expires: 9/30/2024



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 6, 2023.

Affiant Signature

12/6/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 6 day of December, 20 23.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY