Karen Johnson Davidson County
Batch# 1081794 DEEDWARR
12/14/2023 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,317.20
20231214-0096576

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $356,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th day of December, 2023.

NOTARY PUBLIC

My commission expires: 3/6/24

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Mark S. Scherer and Mark Daniel Scherer (NAME)	AnnieMac LLC (NAME)	074 08 0 187.00
391 Bonnavale Drive (ADDRESS)	700 East Gate Dr. Ste. 400 (ADDRESS)	
Nashville, TN 37076	Mt. Laurel, NJ 08054	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Pamela Ann Jackson, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mark S. Scherer, a married man, and Mark Daniel Scherer, an unmarried man**, as **tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Lot 874, Section Eight, Hermitage Hills, as shown on plat of record in Plat Book 3600, Page 24, as amended at Instrument No. 201210 I 0-0092872, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Bonnavale Drive common corners of Lots Nos. 874 and 873; thence with the line between said Lots Southwardly 180.73 feet to a concrete monument at therear corners of Lots 862, 873, 874 and 875; thence with the line between Lots 874 and 875; Westwardly 170.65 feet to a point in the Easterly margin of Bonnalee Drive; thence with the margin of the same, Northwardly 110.9 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25 feet; thence around said curve Northeastwardly 39.27 feet to a concrete monument in the Southerly margin of Bonnavale Drive; thence with the margin of the same, Eastwardly 93.58 feet to the point of beginning.

Being the same property conveyed to Pamela Ann Jackson (formerly known as Pamela Ann Montgomery and also known as Pamela Ann Montgomery Jackson) by Warranty Deed from Karl Ray Montgomery, Jr., Pamela Ann Montgomery and William Mark Montgomery, dated March 6, 2020, in Instrument No. 20200310-0026702, in the Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 391 Bonnavale Drive, Nashville, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 12th day of December, 2023.

Pamela Ann Jackson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela Ann Jackson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of December, 2023.

Notary Public
My Commission Expires

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12/12/23 (date of document).

Affiant Signature

12/14/23
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 14 day of Dec, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY