7234

Karen Johnson Davidson County
Batch# 1105295 DEEDWARR
02/28/2024 12:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,033.15
20240228-0013654

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-6958-WE

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 549,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Meridith E Ashley and Mitchell J Strange	Churchill Mortgage	
4817 Enoch Drive	1749 Mallory Lane Ste 100	161-10-0B-159.00-CO
Nashville, TN 37211	Brentwood, TN 37027	
(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, **Cori Rodery Sarni f/k/a Cori Megan Rodery and Vincent A. Sarni, III**, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meridith E Ashley and Mitchell J Strange, wife and husband**

HEREINAFTER CALLED THE GRANTEES, 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. 5 on the Plan of Final Plat of Villages of Brentwood, Phase Eleven of record in Plat Book 9700, Page 949, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same property conveyed to Cori Megan Rodery now know as Cori Rodery Sarni, unmarried woman and Vincent A. Sarni, III, unmarried man by Warranty deed from Paul J. Schlecht and wife, Maria Elena Schlecht of record in Instrument No. 20180607-0054768 Register's Office for Davidson County, Tennessee, dated June 05, 2018 and recorded on June 07, 2018

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **4817 Enoch Drive, Nashville, TN 37211**

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 our hands this the 27 day of February, 2024.

Cori Rodery Sarni

Vincent A. Sarni, III

STATE OF Michigan
COUNTY OF Clinton

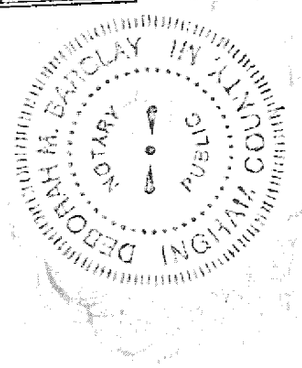
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cori Rodery Sarni and Vincent A. Sarni,, III**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of February, 2024.

My Commission expires: 01-07-2025

Notary Public

DEBORAH M. BARCLAY
Notary Public, State of Michigan
County of Ingham
My Commission Expires Jan. 07, 2025
Acting in the County of Clinton



Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of Feb, 2024.

2-28-2024

Anthony N. Greco, Affiant — Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of Feb, 2024.

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027