WARRANTY DEED

Karen Johnson Davidson County
Batch# 1112322 DEEDWARR
03/18/2024 03:52:30 PM 2 pgs
Fees: $13.00 Taxes: $2,923.00
20240318-0018621

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $790,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF M
2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3121LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rhoda A. Scherer and Steven W. Scherer	SAME AS THE NEW OWNER	128-00-0-010.03
7404 George E. Horn Rd		
Nashville, TN 37221-1112		

FOR AND IN 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, WE,

JESSICA PIGGEE, AN UNMARRIED WOMAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RHODA SCHERER AND STEVEN SCHERER, 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 the 9th Civil District of Davidson County, Tennessee, being a part of Lot No. "A" on the John Reynolds and Thomas Mooney's Plan of record in Book 57, page 107, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Northwesterly right-of-way of Inter-state Highway 40 at the Northeast corner of the property conveyed to Robert C. Greer and wife, by deed from William Burns and wife, of record in Book 3570, Page 304, said Register's Office; thence with said Greer's Northern boundary line North 60°30' West 705 feet; thence North 2°30' East 168 feet; thence South 60°30' East 760 feet to the Northwesterly right-of-way of said Highway; thence with same Southwestwardly 150 feet to the beginning containing 2.5 acres, more or less.

Being the same property conveyed to Marcus Piggee* and Jessica Piggee, husband and wife, by Warranty Deed from Guardianship and Trust Corporation as Conservator of the Person and Estate of Benny Lee Santiago, unmarried and Dorothy M. Santiago a/k/a Dorothy Elaine Murray, unmarried in Instrument Number 20120215-0013233, in the Register's Office of Davidson County, Tennessee.

*Marcus Piggee, having since died on April 2nd, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land not shown by the Public Records.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor, equipment, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any claim to ownership of any oil, gas, minerals or similar substances located in, on, or under the Land. Such ownership or rights may arise by lease, grant, exception, conveyance, reservation or other means and

any private rights, privileges, immunities, right of way, and easements associated appurtenant where to, whether or not those interests or rights appear in the Public Records or are shown on Schedule B.

7. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

8. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

9. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

10. Covenants, conditions, restrictions, easements, setback and building lines and any amendments thereto as disclosed in the Plat of John Reynolds and Thomas Mooney's Plan, in Plat Book 57, Page 107, in the Davidson County, Tennessee Register's Office. We delete any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Warranty Deed under Book 3617, Page 595, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 7404 George E. Horn Rd, Nashville, TN 37221-1112

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 18th day of March, 2024.

Jessica Piggee

Jessica Piggee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JESSICA PIGGEE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of March, 2024.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

I Lisa Allard, 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 March 18, 2024.

Lisa Allard March 18, 2024

Lisa Allard, Affiant

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this March 18, 2024.

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028

Jim R. Vanderpool, Notary

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY