WARRANTY DEED

Karen Johnson Davidson County
Batch# 1128984 DEEDWARR
04/30/2024 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240430-0031379

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0176

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Emily Scheppmann	New Owner	Map: 08411020300
(NAME) 2300 Maplecrest Dr.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NASH HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

LAUREN EMILY SCHEPPMANN,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 263, on the Plan of Maplecrest, of record in Book 1835, Page 28, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Nash Homes, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Michael Adly, married, of record in Instrument No. 20231128-0091882, dated November 28, 2023, Register's Office for said County. Also see Warranty Deed in Instrument No.

20231004-0077987, Affidavit of Heirship in Instrument No. 20231004-0077986 and Warranty Deed in Book 11181, Page 139, said Register's Office.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1835, Page 28, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2300 Maplecrest Dr., Nashville, TN 37214
(House No.) (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 our hands this 29th day of April, 2024.

Nash Homes, LLC
BY: _____
Michael Adly
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Michael Adly with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Member respectively of Nash Homes, LLC the within named bargainer, and that he/she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 29th day of April, 2024.

My Commission Expires: 11/2/26

_____
Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 29, 24 (date of document).

Jennifer L. Pennell

Jennifer L. Pennell

April 30, 24

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 30 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

