Karen Johnson Davidson County
Batch# 1141294 DEEDWARR
05/31/2024 02:29:30 PM 4 pgs
Fees: $23.00 Taxes: $2,726.90
20240531-0040633

Name and Address of New Owner:
Timothy Donald Schorkopf and Erin Fisher Schorkopf
5206 A Kentucky Avenue
Nashville, TN 37209

Send Tax Bills To: ~~NEW OWNERS~~ Power TPO, a DBA of Lower, LLC
5950 Symphony Woods Rd., Ste 301
Columbia, MD 21044

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-07-0-473-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeffrey W. Ferrell and Kaleigh Williams nka Kaleigh Ferrell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Donald Schorkopf, and Erin Fisher Schorkopf, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 1113, Block 172, plan of West Nashville No. 1 as shown on the plat of record in Plat Book 57, Page 74, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Jeffrey W. Ferrell and Kaleigh Williams both unmarried, as joint tenants with right of survivorship, by Quitclaim deed dated August 25, 2018 from Jeffrey W. Ferrell, recorded August 27, 2018 in Instrument No. 20180827-0084684 in the Register's office.

Being the same property conveyed to Jeffrey W. Ferrell, unmarried, by Warranty Deed dated August 15, 2018 from Cadance Construction, LLC, recorded August 21, 2018 in Instrument No. 20180821-0082729 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of May, 2024.

_____(SEAL)
Jeffrey Ferrell

_____(SEAL)
Kaleigh Williams nka Kaleigh Ferrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2024, before me personally appeared Jeffrey Ferrell and Kaleigh Williams nka Kaleigh Ferrell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2024.

_____
Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $737,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of May, 2024.

Notary Public
My commission expires: 2/7/27
File No. 2024-6909-TS

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, 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 this 31st day of May, 2024

Sheri Engel

Dated 5/31/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 31st day of May, 2024

My commission expires: 2/7/27

Notary Public

