This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23044-MC

Karen Johnson Davidson County
Batch# 1160677 DEEDWARR
07/22/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20240722-0054979

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $512,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of July, 2024.

Notary Public
My Commission Expires: 03/03/2025

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Trent Scheriger 301 Demonbreun Street #1719 Nashville, TN 37201	NEW OWNER	093-06-0A-275.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **William Darrell Jones, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Trent Scheriger, a single man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit 1719, Horizontal Property Regime of Encore, a Residential Condominium, as established under Master Deed of record in Instrument Nos. 20080225-0018425 and 20080225-0018429, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to William Darrell Jones by Warranty Deed from Souri J. Chayavon, unmarried of record in Instrument No. 20141231-0119028 Register's Office for Davidson County, Tennessee, dated December 29, 2014 and recorded on December 31, 2014.

This is ☒ improved or ☐ unimproved property located at: **301 Demonbreun Street #1719, Nashville, TN 37201**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2024.

GRANTOR:

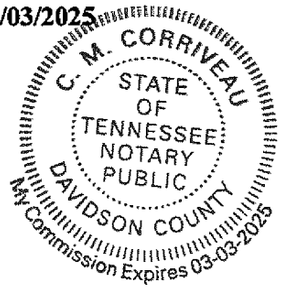
William Darrell Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **William Darrell Jones,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

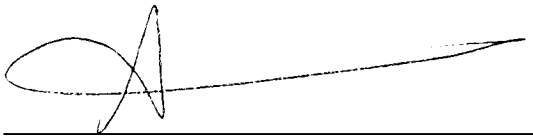
WITNESS my hand and seal at office this 22nd day of July, 2024.

Notary Public
My Commission expires: 03/03/2025



CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **7-22-2024**.



Affiant Signature — **7-22-2024** Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **7-22-2024**.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal