Karen Johnson Davidson County
Batch# 1178177 DEEDWARR
09/05/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20240905-0068381

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38003-01-2024	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me this 5th day of September, 2024. Notary Public My Commission Expires:

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/09/2026 DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael S. Schankerman Karen A. Schankerman 3705 A Estes Road Nashville, TN 37215	Michael S. Schankerman Karen A. Schankerman 3705 A Estes Road Nashville, TN 37215	Map and Parcel No.: 116120S00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tia Booth, married ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Michael S. Schankerman and Karen A. Schankerman, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the Plan of Homes at 3705 Estes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Homes at 3705 Estes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150914-0092993, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Tia Booth, unmarried, by deed dated August 12, 2022 from Mallory Christina Ervin, married, of record in Instrument No. 20220815-0092270, Register's Office for Davidson County, Tennessee. Tia Booth having since married Taylor S. Mock.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the current year, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes At 3705 Estes, of record in Instrument No. 20150914-0092993, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit "C" to the Declaration in Instrument No. 20150914-0092993, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, Page 13, Register's Office for Davidson County, Tennessee.

This is improved property located at 3705 A Estes Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out herein.

Taylor S. Mock, spouse of Tia Booth, joins in the execution of this instrument for the express purpose of conveying to Grantees all of his interest, marital or otherwise, in the subject property.

Whenever used, the singular 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 the 5th day of September, 2024.

GRANTOR:

Tia Booth

Taylor S. Mock

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tia Booth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Taylor S. Mock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of September, 2024.

Notary Public
My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

Certificate of Authenticity

I, Mary Kathryne Lawson, 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 09/05/2024.

Date

Affiant Signature

09/05/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5th day of September, 20 24.

Notary's Signature

ADELANDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)