WARRANTY DEED

Karen Johnson Davidson County
Batch# 1200251 DEEDWARR
11/01/2024 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $4,621.30
20241101-0084834

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN E TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
126 Kedron Pkwy, Spring Hill, TN 37174

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Victoria Roeske	Emm Loans LLC	105-09-0-379.00
(NAME) 906 Acklen Avenue	(NAME) 1950 Route 70 East Ste: 300	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Cherry Hill NJ 08003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Michelle Sausner and Joel Shackson, wife and husband, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Victoria Roeske, hereinafter called the GRANTEE(S), his/her/their assigns, 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. 1 on the Plan of Resubdivision of a Portion of Lot No. 30 on The Map of Waverly Land Company's Plan, called Waverly Place, of record in Plat at Instrument No. 20130212-0014299, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eden Murrie and Jon Murrie, wife and husband by Warranty Deed from Larry Jones and Suanne Scruggs, husband and wife, dated 07/09/2014, of record in Instrument No. 20140711-0061351, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelle Sausner, an unmarried woman and Joel Shackson, an unmarried man, as tenants in common with right of survivorship by Warranty Deed from Eden Murrie and Jon Murrie, wife and husband, dated 03/30/2023, of record in Instrument No. 20230331-0023595, Register's Office for Davidson County, Tennessee. Grantors have since married.

This conveyance is subject to (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, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☐ 906 Acklen Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2449181
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Michelle Sausner

Michelle Sausner

Joel Shackson

State of New York
County of Erie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michelle Sausner and Joel Shackson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 29th day of October, 2024.

Lisa Lecastre

Notary Public:
My Commission Expires: 9-2-2027

LISA LECASTRE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01LE6098002
Qualified in Erie County
Commission Expires September 02, 2027

Certificate of Authenticity

I, Amanda Maynor, 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

October 29, 2024.

Date

Affiant Signature

October 31, 2024

Date

State of Tennessee

County of Williamson

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

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON