THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38433-11-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Affiant Subscribed and sworn to before me this 10th day of December, 2024. Notary Public My Commission Expires: 5-9-26

MELISSA R SHAFFER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Alana Cannon, William Cannon 5037 Briarwood Drive Nashville, TN 37211	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 14709011300

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, **Alexandria M. Scherr, married, f/k/a Alexandria T. Morgado** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alana Cannon and William Cannon, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5037 Briarwood Drive, Nashville, TN 37211.

Matthew Scherr, spouse of Grantor, joins in the execution of this instrument in order to convey all marital interest he holds in the subject property.

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 she 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 on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1214743 DEEDWARR
12/11/2024 01:13:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20241211-0096249

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of December, 2024.

Alexandria M. Scherr, married, formerly known as Alexandria T. Morgado

Matthew Scherr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alexandria M. Scherr, married, formerly known as Alexandria T. Morgado and Matthew Scherr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2024.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 223 on the Plan of Section Three, Caldwell Country Estates, of record in Book 2663, page 130, as amended in Book 2910, page 391, Register's Office for Davidson County, Tennessee.

Said Lot No. 223 fronts 95 feet on the Southerly margin of Briarwood Drive and extends back 430.8 feet on the Easterly line and 411.3 feet on the Westerly line to a dead line in the rear, measuring 98.25 feet thereon.

Being the same property conveyed to Alexandria T. Morgado, a single woman, by deed dated July 13, 2019 from Johnathon E. Webb and Megynn M. Webb, husband and wife, of record in Instrument No. 20190801-0075916, Register's Office for Davidson County, Tennessee. Alexandria T. Morgado having since married and is now known as Alexandria M. Scherr.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable. Map and Parcel No. 14709011300.
2. Restrictive Covenants contained in an instrument of record in Book 2907, page 93, Book 2921, page 87, and Book 2921, page 601, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2663, page 130, as amended in Book 2910, page 391, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6548, page 104, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven Disser, 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 12-10-24.

Affiant Signature

12-10-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 10 day of December, 2024

Notary Signature

My Commission Expires: 5-9-26

