Karen Johnson
Batch # 1241772
02/27/2025 09 48 42 AM
Fees $13 00 Taxes $1,024 90

Davidson County
DEEDWARR
2 pgs

20250227-0014520

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250149840

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, wh
for this transfer is $277,000 00

Affiant

Subscribed and sworn to before me, this 25th day of February, 2025

Notary Public
My Commission Expires 5/8/28

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

Address New Owner	Send Tax Bills To·	Tax Information.
Emily Kern 219 Buck Run Drive Nashville TN 37214	New Owner	Tax Parcel ID No 122-01-0A-359 00 CO

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, **Joseph Douglas Schroer, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Kern**, ("Grantee"), her successors, 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 No 26 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No 20020725-0089575, said Register's Office (the "First Supplement, the First Supplement and the Original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made

Being the same property conveyed to JOSEPH DOUGLAS SCHROER, A SINGLE MAN, by deed from THOMAS ASHLEY NESMITH, EXECUTOR OF THE ESTATE OF VIRGINIA WADE HODGES RAY, of record in Instrument No. 20220324-0033714, dated 18th day of March, 2022, said Register's Office

Reagan C. Schroer joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 122-01-0A-359 00 CO.

Davidson County taxes for 2024, Map-Par 122-01-0A-359 00 CO, $1,412.7 9 , PAID
If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No 20000607-0056981, Instrument No. 20001011-0101044 and instrument no 20020725-0089575, said Register's Office
Easement(s) of record in Book 8332, page 892, said Register's Office
Landscape Agreement of record in Instrument No 20000612-0058346, said Register's Office

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20000419-0039023, said Register's Office..

This is improved property located at 219 Buck Run Drive Nashville TN 37214

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 25th day of February, 2025.

Joseph Schroer

Reagan C. Schroer

STATE OF South Carolina)

COUNTY OF Greenville)

Personally appeared before me. the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Douglas Schroer and Reagan C. Schroer, 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 25th day of February, 2025

Notary Public

My Commission Expires: 5-6-32

C. TURNER
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 05-06-32