This instrument prepared by:
Smith.Sholar.Milliken.PLLC
1164 Nashville Pike
Gallatin, TN 37066

Karen Johnson Davidson County
Batch# 1248101 DEEDQC
03/19/2025 12:32:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250319-0019794

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SMITH.SHOLAR.MILLIKEN.PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL. ***ATTN: THIS TRANSFER COULD AFFECT THE OWNER'S TITLE POLICY THAT YOU HAVE FOR THE SUBJECT PROPERTY.***

QUITCLAIM DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Mark D. Scherer	(NAME) NEW OWNER	74-8-187
(STREET ADDRESS) 391 Bonnavale Dr.	||	
(CITY) (STATE) (ZIP) Hermitage, TN 37076	(CITY) (STATE) (ZIP) ||	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Mark S. Scherer,** married, Grantor, does hereby quitclaim and convey unto **Mark D. Scherer, unmarried,** the Grantee herein, its successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, as follows:

Lot 874, Section Eight, Hermitage Hills, as shown on plat of record in Plat Book 3600, Page 24, as amended at Instrument No.* ~~201210 I 0-0092872,~~ in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property, and being more particularly described as follows: * 20121010-0092872

Beginning at a point in the Southerly margin of Bonnavale Drive common corners of Lots Nos. 874 and 873; thence with the line between said Lots Southwardly 180.73 feet to a concrete monument at the rear corners of Lots 862,873, 874 and 875; thence with the line between Lots 874 and 875; Westwardly 170.65 feet to a point in the Easterly margin of Bonnalee Drive; thence with the margin of the same, Northwardly 110.9 feet to a concrete monument at the beginning of a curve to the right, having a radius of 25 feet; thence around said curve Northeastwardly 39.27 feet to a concrete monument in the Southerly margin of Bonnavale Drive; thence with the margin of the same, Eastwardly 93.58 feet to the point of beginning.

Being the same property conveyed to Mark S. Scherer, a married man and Mark Daniel Scherer, unmarried man, tenants in common with right of survivorship by Deed dated December 12, 2023 from Pamela Ann Jackson, unmarried, recorded December 14, 2023, in Book 20231214-0096576, Register's Office of Davidson County, Tennessee.

This is not nor ever been the martial residence of the grantor.

The property address is 391 Bonnavale Dr., Hermitage, TN 37076.

This CONVEYANCE is made subject to any and all plats, easements, restrictions, and other matters of record.

KAYLA HOLDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 7th day of March, 2025.

Affiant

My commission expires: 6/24/2025
(Affix Seal)

Notary Public

Witness my hand this 7 day of March, 2025.

Mark S. Scherer

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Erie

On this 7 day of March, 2025, before me personally appeared **Mark S. Scherer,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal this 7 day of March, 2025..

Notary Public

MICHELLE L ANGIERS
NOTARY PUBLIC STATE OF NEW YORK
~~ERIE~~ COUNTY
LIC. #01AN4988952
COMM. EXP. 11/18/25

My Commission Expires

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 03/07/2025 (date of document).

Affiant Signature

03/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7th day of March, 20 25.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY