WARRANTY DEED

Karen Johnson Davidson County
Batch# 1269095 DEEDWARR
05/06/2025 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20250506-0035086

W-EXP-25-1605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 3-20-28

(AFFIX SEAL)

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Joseph Graham and Taryn Katherine Boyle	**Renasant Bank**	
(NAME)	(NAME)	**050-03-0B-206.00-CO**
1605 Berrywood Way	**2001 Park Place N, Ste 150**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Birmingham, AL 35203**	
(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 consideration, the receipt of which is hereby acknowledged, **JACOB DANIEL VAN SCHENCK AND LINDY ROSAMUND VAN SCHENCK, HUSBAND AND WIFE AND RUSSELL ARMSTRONG, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN JOSEPH GRAHAM, HUSBAND AND TARYN KATHERINE BOYLE, WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 119 on the Plan of Amended Final Plat of Mulberry Downs, Phase 1B of record in Plat Book 7900, Page 818, 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 Jacob Daniel Van Schenck and Lindy Rosamund Van Schenck, Husband and Wife, and Russell Armstrong, a Married Man by Quitclaim Deed from Jacob Daniel Van Schenck and Lindy Rosamund Van, Husband and Wife of record in Instrument No. 20230127-0006494 Register's Office for Davidson County, Tennessee, dated December 14, 2022 and recorded on January 27, 2023. The herein described property is not now nor ever has been the principal place of residence of the grantor Russell Armstrong herein.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- PUD Boundary of record in Plat Book 6900, Page 940, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 8053, Page 316 amended in Book 9892 Page 939, Register's Office for Davidson County, Tennessee.
- Charter of Mulberry Downs Homeowner's Association of record in Book 8164, Page 37, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Mulberry Downs Homeowner's Association of record in Book 8175, Page 137, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main of record in Book 8486, Page 320 and for Sewer Main of record Book 8486, Page 325, in the Register's Office for Davidson County, Tennessee.
- Encroachment of concrete drive on Utility and Drainage Easement of record in Instrument Number 20120515-0041725, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1605 Berrywood Way, Nashville, Tennessee 37207**.

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), their heirs and 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), their heirs and 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.

Witness my/our hand(s) this the 29th DAY OF APRIL, 2025.

Jacob Daniel Van Schenck

Lindy Rosamund Van Schenck

Russell Armstrong by Lindy Rosamund Van Schenck
Attorney-in-fact.

Russell Armstrong by Lindy Rosamund Van Schenck
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB DANIEL VAN SCHENCK and LINDY ROSAMUND VAN SCHENCK, the within named bargainor, 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 and official seal, this the 29th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDY ROSAMUND VAN SCHENCK, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RUSSELL ARMSTRONG, and who acknowledged he/she/they executed the same as the free act and deed of the said RUSSELL ARMSTRONG.

Witness my hand and official seal, this the 29th of April, 2025.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 4/29/25.

Affiant Signature

5/5/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY