THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8704-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 355,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2025 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Karen Johnson Davidson County
Batch# 1295238 DEEDWARR
07/08/2025 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20250708-0053739

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmo Properties	**New Owner**	
PO Box 508		128-14-0-008.00
Tullahoma, TN 37388		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Patricia A. Scherer, Steven W. Scherer and Lori A. Clark, Co-Trustees of The Patricia A. Scherer Revocable Trust Dated March 4, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmo Properties, a Tennessee General Partnership**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 8 on the plan of Harpeth Park, Section One, of record in book 3600, page 92, Register's Office for said County, to which plan reference is reference hereby made for a more complete and accurate legal description.

Being the same property conveyed to James F. Scherer and Patricia A. Scherer by Warranty Deed from Billy F. Stephens and wife, Margaret Jane Stephens of record in Book 10571, page 376, Register's Office for Davidson County, Tennessee, dated August 14, 1997 and recorded on August 18, 1997.

Being a portion of the same property conveyed to James F. Scherer by Quitclaim Deed from Patricia A. Scherer of record in Instrument No. 20011010-0110293 Register's Office for Davidson County, Tennessee, dated October 10, 2001 and recorded on October 10, 2001.

Being a portion of the same property conveyed to Patricia A. Scherer by Quitclaim Deed from James F. Scherer of record in Instrument No. 20070312-0029995 Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 12, 2007 and Notary Certificate of Correction recorded on July 16, 2008 in Instrument No. 20080716-0072804. See also Final Decree in the case styled *James F. Scherer v. Patricia A. Scherer*, in the Eighth Circuit Court for Davidson County, Tennessee at Nashville, entered on February 25, 2007 in Case No. 05D-2487.

Being a portion of the same property conveyed to Patricia A. Scherer, Steven W. Scherer and Lori A. Clark, Co-Trustees of The Patricia A. Scherer Revocable Trust Dated March 4, 2019, by Quitclaim Deed from Patricia A. Scherer of record in Instrument No. 20190308-0021634 Register's Office for Davidson County, Tennessee, dated March 04, 2019 and recorded on March 08, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **8064 Sawyer Brown Road, Nashville, TN 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 7 day of July, 2025.

The Patricia A. Scherer Revocable Trust Dated March 4, 2019

BY: Patricia A. Scherer Trustee
Patricia A. Scherer
Co-Trustee

BY: Steven W Scherer Trustee
Steven W. Scherer
Co-Trustee

BY: Lori A Clark Trustee
Lori A. Clark
Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patricia A. Scherer** with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-**Trustee** of the **The Patricia A. Scherer Revocable Trust,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Patricia A. Scherer** as such **Co-Trustee**.

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

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven W.. Scherer** with whom I am personally acquainted and who upon his oath acknowledged himself to be the Co-**Trustee** of the **The Patricia A. Scherer Revocable Trust,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Steven W. Scherer** as such **Co-Trustee**.

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

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Lori A. Scherer** with whom I am personally acquainted and who upon her oath acknowledged herself to be the Co-**Trustee** of the **The Patricia A. Scherer Revocable Trust,** the within named bargainor, and Trust, and that she as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Lori A. Scherer** as such **Co-Trustee**.

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

My Commission expires: Mar 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I Adde Dilworth, 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 July 7, 2025.

Date

Affiant Signature 07/07/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 7th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)