Karen Johnson Davidson County
Batch# 1321100 DEEDWARR
09/11/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20250911-0072788

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-25-4256

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of September, 2025

Notary Public

Commission Expires: 9/13/2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Scherer and Ryan Davis 1042 Zophi St Nashville, TN 37216	United Wholesale Mtg PO BOX 11733, Newark, NJ 07101	072-06-0E-003-00

WARRANTY DEED

FOR AND IN 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, I/WE,

Emily Ferguson and James Ferguson, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie Scherer, unmarried woman, and Ryan Davis, unmarried man, as tenants in common

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 Unit A of 1040 Zophi, as shown on the plan entitled Declaration Establishing A Horizontal Property Regime For 1040-1044 Zophi Street Townhomes, of record in Instrument No. 20150128-0008185, and Scrivener's Affidavit in Instrument No. 20150219-0014358, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Emily Ferguson and James Ferguson, wife and husband by Warranty Deed from Robert Brandon Mcdonald, a married person of record in

Instrument No. 20210820-0112925 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1042 Zophi St, Nashville, TN 37216

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 so 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.

Dated this the 8th day of September, 2025.

Emily Ferguson

James Ferguson

STATE OF Florida
COUNTY OF Broward

On this 8 day of September, 2025, before me personally appeared Emily Ferguson and James Ferguson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

☒ Physical presence Or
☐ Online Notarization
☐ Personally Known Or
☒ Produced Identification: IN-DL

Witness my hand, at office, this 8 day of September, 2025.

Notary Signature Tracy Flavien
My commission expires: 1-4-2029

TRACY FLAVIEN
Notary Public - State of Florida
Commission # HH 617245
My Comm. Expires Jan 4, 2029
Bonded through National Notary Assn.

Certificate of Authenticity

I, Joshua A. Terry, 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 9/8/2025.

Affiant Signature – Joshua A. Terry

9/11/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/11/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27