NEW OWNER:
ZACHARY DYER
2411 FAIRBROOK DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:
New owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1493

Map & Parcel
073070059.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1346242 DEEDWARR
11/14/2025 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,868.13
20251114-0090754

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Four Thousand Nine Hundred and 00/100 Dollars ($504,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HALEY C. SCHROYER and DAVID SCHROYER, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ZACHARY DYER and NINA DYER, husband and wife, and JOHN DYER and PEGGY DYER, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and Being known and designated as all of Lot No. 372 on the Plan of Sunset View, Section VI, of record in Plat Book 2900, Pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to HALEY C. SCHROYER and DAVID SCHROYER, wife and husband, by Warranty Deed from Dorsey L. Ivey and Carolyn J. Ivey, husband and wife, dated January 31, 2017, and of record in Instrument No. 20170201-0011000, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2411 FAIRBROOK DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2900, Pages 54 and 55, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given on or before November 14, 2025 at 8:00 A.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 12th day of November, 2025.

HALEY C. SCHROYER

DAVID SCHROYER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HALEY C. SCHROYER and DAVID SCHROYER**, 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 at office this 12th day of November, 2025.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$504,900.00.**

AFFIANT

Sworn to and subscribed to before me this 12th day of November, 2025.

NOTARY PUBLIC

My commission expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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 11/12/2025.

Affiant Signature – Joshua A. Terry

11/13/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/13/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON