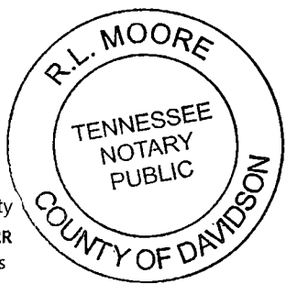
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P25-9117-WE



Karen Johnson
Batch # 1362958
12/30/2025 12:12:47 PM
Fees: $13.00 Taxes: $1,479.63

Davidson County
DEEDWARR
2 pgs

20251230-0103614

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 399,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: Nov 8, 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Hunt Tidwell and Jordan Nixon Tidwell	New Owner	
949 Harpeth Bend Drive		156-05-0-015.00
Nashville, TN 37221		
(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, WE,

Steven W. Scherer, Trustee of the James F. Scherer Revocable Trust dated September 6, 2019,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Hunt Tidwell and Jordan Nixon Tidwell, husband and wife,

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. 798 on the plan of Harpeth Woods, Section 4, First Addition, of record in Book 5200, Page 635, Register's Office for said County.

Being the same property conveyed to James Scherer and wife, Patricia Scherer by Warranty Deed from Jeffrey W. Blalock and wife, Leisa T. Blalock, of record in Book 7726, Page 530, Register's Office for Davidson County, Tennessee, dated December 09, 1988 and recorded on December 13, 1988.

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 James F. Scherer and Steven W. Scherer, Co-Trustees of The James F. Scherer Revocable Trust dated September 6, 2019 by Quitclaim Deed from James F. Scherer of record in Instrument No. 20190909-0091058 Register's Office for Davidson County, Tennessee, dated September 06, 2019 and recorded on September 09, 2019. ***The said James F. Scherer passed away on or about December 30, 2024.***

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 improved property is known as **949 Harpeth Bend Drive, 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 29 day of Dec., 2025.

James F. Scherer Revocable Trust dated September 6, 2019

BY: Steven W. Scherer

Steven W. Scherer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Steven W. Scherer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the **Trustee** of the **James F. Scherer Revocable Trust dated September 6, 2019,** the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 29 day of Dec, 2025

NOTARY PUBLIC

My commission expires: Nov 8 2027

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON