THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9506-WE	STATE OF TENNESSEE, COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 150,000.00. Tracy Perry Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1411473 DEEDWARR
04/24/2026 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260424-0035542

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
A.L.C. Properties, LLC	New Owners	
826 Footpath Terrace		156-02-0-164.00
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, Co-Trustees 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

A.L.C. Properties, LLC, a Tenneessee limited liability company,

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. 716 on the plan of Harpeth Woods, Section 2, of record in book 5200, page 280, Register's Office for said County.

Said Lot No. 716 fronts 140.4 feet on the easterly margin of Footpath Terrace and extends back 159.3 feet on the northerly line and 128.2 feet on the southerly line to a dead line in the rear, measuring 98.1 feet thereon.

Being the same property conveyed to Patricia A Scherer, a married person by Warranty Deed from Mark H. Chesshir and wife, Rebecca G. Chesshir of record in Book 8964, Page 796, Register's Office for Davidson County, Tennessee, dated May 27, 1993 and recorded on June 1, 1993.

Being a portion of the same property conveyed to James F. Scherer by Quitclaim Deed from Patricia A Scherer of record in Instrument No. 20070312-0029994 Register's Office for Davidson County, Tennessee, dated March 12, 2007 and recorded on March 12, 2007.

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 6, 2019 and recorded on September 9, 2019. The said James F. Scherer died on 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 **826 Footpath Terrace, 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 24th day of April, 2026.

James F. Scherer Revocable Trust dated September 6, 2019

BY: _____
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 and official seal this the 24th day of April, 2026.

My Commission expires: Jan 8 2027

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 April 24, 2026.

Affiant Signature

April 24, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

24th day of April, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028