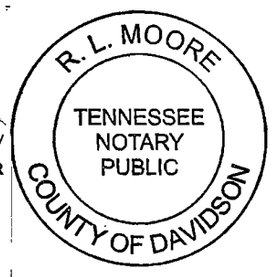
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P26-9457-WE



Karen Johnson
Batch # 1411584
04/27/2026 09:34:00 AM
Fees: $13.00 Taxes: $758.50

Davidson County
DEEDWARR
2 pgs

20260427-0035983

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF April, 2026.

Notary Public

MY COMMISSION EXPIRES: Apr 8 2027

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary D Clark	New owner	
1009 Edwin Warner Drive		129-12-0-030.00
Nashville, TN 37205		
(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, 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 **Zachary D Clark, single,**

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. 224 on the Plan of Section 1, Warner Park Valley of record in Plat Book 3600, Page (s) 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to James F. Scherer and wife, Patricia A. Scherer by Warranty deed from Prince McDavid and wife, Betty W. McDavid of record in Book 5424, page 938, Register's Office for Davidson County, Tennessee, dated April 20, 1979 and recorded on April 23, 1979.

Being a portion of the same property conveyed to Patricia A. Scherer by Quitclaim Deed from James F. Scherer of record in Instrument No. 2001101-00110294 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 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 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 **1009 Edwin Warner Drive, Nashville, TN 37205**

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 24 day of April, 2026.

James F. Scherer Revocable Trust dated September 6, 2019

BY: _____
Steven W. Scherer, Trustee

STATE OF Tennessee
COUNTY OF Williamson

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 24 day of April, 2026.

My Commission expires: Nov 8 2027

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203