Karen Johnson Davidson County
Batch# 1429600 DEEDWARR
06/09/2026 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $3,311.50
20260609-0051701

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #26-1158

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Timothy N. Schurrer, and Katherine L. Schurrer, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Todd Woodcroft, and Jordan Woodcroft, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Final Plat, Phase One, Oakmont Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 480, 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 the same property conveyed to Timothy N. Schurrer and Katherine L. Schurrer, husband and wife by Warranty Deed from Ray Daniels, unmarried, and Maisha Daniels, unmarried of record in Instrument No. 20140930-0090163 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 30, 2014.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 204 Tarrington Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Todd Woodcroft
204 Tarrington Court
Brentwood, TN 37027

RESPONSIBLE FOR TAX PAYMENT

TAX MAP-PARCEL #:
172-05-0A-009.00

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2026.

Timothy N. Schurrer

Katherine L. Schurrer

State of Tennessee)
County of Davidson)

On this 2nd day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Timothy N. Schurrer and Katherine L. Schurrer, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and ~~who executed~~ the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 895,000.00.**

Affiant

Sworn and subscribed before me on this the 5 day of June, 2026.

Notary Public

My Commission Expires: 7-17-27

MORGAN L BERO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, J. Trent Lehman, 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 6/2/2026.

Date

Affiant Signature

6/5/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2026.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

