Karen Johnson Davidson County
Batch# 1468069 DEEDWARR
09/03/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260903-0082114

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00

Affiant

Subscribed and sworn to before me, this 25 day of August, 2026.

Notary Public
My commission expires: 12-2-28

ANGELA GRACE VANCE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Emily Brett Scherr	**CMG Mortgage, Inc.,**	**0727035500**
1317 Love Joy Court	**3160 Crow Canyon Rd, Suite 400**	
Nashville, TN 37216	**San Ramon, CA 94583**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 1317 Love Joy Court Trust

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

Emily Brett Scherr, a single woman

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. 16 on the Plan of Ellis Estates, Section Two, of record in Book 6900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Erin Dias, Trustee of The 1317 Love Joy Court Trust, by Warranty Deed from Dequisha Marie McKnight, married, dated April 2, 2026, of record in Instrument No. 20260408-0028277, in the Register's Office for Davidson County, Tennessee.

Further being the same properly conveyed to Dequisha Marie McKnight, by Executors Quitclaim Deed from Dequisha Marie McKnight, Executrix of The Estate of Linda Louise Tyler- Goins, dated October 8, 2025, of record in Instrument No. 20251013-0081479, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 1317 Love Joy Court, Nashville, TN 37216.

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 in 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.

_____ Date: 8/25/24
Erin Dias, Trustee of The 1317 Love Joy Court Trust

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Erin Dias with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE of The 1317 Love Joy Court Trust and that she is authorized by The 1317 Love Joy Court Trust to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of August, 2024.

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

_____
NOTARY PUBLIC

My Commission Expires: 10/4/24

Certificate of Authenticity

I, Anna Rowland, 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 8/25/26
Date

Affiant Signature

8/25/26
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 25 day of August, 20 26.

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on pape

