NAME AND ADDRESS OF NEW OWNERS:
Scott Property Management, LLC
718 Thurrock Circle
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

SEND TAX BILLS TO:
New Owners

Karen Johnson Davidson County
Batch# 218691 DEEDWARR
04/16/2019 04:07:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20190416-0035031

WARRANTY DEED

WITH ADMINISTRATRIX QUITCLAIM

(Tax Parcel ID # 094 03 0 001.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ann Hays-Pierce and John David Ivey,** have bargained and sold and do hereby transfer and convey unto **Scott Property Management, LLC, a Tennessee limited liability company,** its successors and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, and being all of Lot No. 12, Section One, Fortland Park, according to survey and plat of same appearing of record in Book 2663, page 61, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

SAID Lot No. 12 fronts 79.9 feet on the westerly side of Riverside Drive and extends back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Annie M. Twyman, unmarried by Quitclaim Deed filed for record on December 3, 2007 in Instrument Number 20071203-0139417, of the Register's Office of Davidson County, Tennessee. Annie M. Twyman died intestate on December 29, 2019, and was survived by her heirs at law, Ann Hays-Pierce and John David Ivey, as evidenced by Affidavit of Heirship of record in Instrument No. _201904160035029_____, said Register's Office.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2019 real property taxes which will be prorated at closing.

We further covenant and bind ourselves, our heirs and assigns, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

The undersigned Ann Hays-Pierce, Administratrix of the Estate of Annie Twyman hereby quitclaims any and all interest of said Estate in the herein described property to the said Grantee.

WITNESS OUR HANDS AND SIGNATURES on this the 15 day of April, 2019.

John David Ivey, by Ann Hays-Pierce, as Attorney-in-fact

John David Ivey, by Ann Hays-Pierce, as Attorney- in-fact

Ann Hays-Pierce

Ann Hays-Pierce

Ann Hays-Pierce, Administratrix of the Estate of Annie Twyman

Ann Hays Pierce,
Administratrix of the Estate of Annie Twyman

State of Tennessee

County of Rutherford

Personally appeared before me, Ann Hays-Pierce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the foregoing instrument on behalf of John David Ivey, that she executed the same as the free act and deed of said John David Ivey, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said John David Ivey, and appearing of record in Instrument No.___201904160035030____, in the Register's Office of Rutherford County, Tennessee.

Witness my hand and seal this 15th of April, 2019.

Notary Public
My Commission Expires: 5/22/22

State of TN
County of Rutherford

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Personally appeared before me, Ann Hays-Pierce with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2019.

Notary Public
My Commission Expires: 5/22/22

STATE OF TN
COUNTY of Rutherford

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Hays-Pierce, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who, upon oath, acknowledged herself to be Administratrix of the Estate of Annie Twyman, and that she as such Administratrix executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of April, 2019.

Commission expires: 5/22/22

Notary Public

ANGELA HOWARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Witness my hand at office this 15 day of April, 2019.

Commission expires: 5/22/22

Notary Public

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11.20.22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY