Karen Johnson Davidson County
Batch# 257542 DEEDWARR
07/16/2019 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20190716-0069559

WARRANTY DEED

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin R. Scott and Courtney N. Scott	New Owner	
(NAME) 5230 Kincannon Dr.	(NAME)	160-04-0-090.00
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, **PATSY P. FRIZZELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUSTIN R. SCOTT AND COURTNEY N. SCOTT, HUSBAND AND WIFE**, 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:

Landin In Davidson County, Tennessee, being Lot No. 31 on the Plan of Brentview Hills, as of record in Book 3300, Pages 43 and 44, Register's Office for said County, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Johnny Ray Frizzell and wife, Patsy P. Frizzell by Warranty Deed from Sam W. Honeycutt, Sr. and wife, Vira Martin Honeycutt, recorded on the 9th day of September, 1974 in Deed Book 4850, Page 175, in the Register's Office of Davidson County, Tennessee. Johnny Ray Frizzell died on April 29, 2015 leaving Patsy P. Frizzell as sole surviving Tenant by the Entirety. Patsy P. Frizzell and Patsy Pope Frizzell are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5230 Kincannon Dr., Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12 day of July, 2019

Patsy P. Frizzell by John Timothy Frizzell Attorney in Fact

PATSY P. FRIZZELL, BY: JOHN TIMOTHY FRIZZELL,
ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12 day of July, 2019, before me personally appeared John Timothy Frizzell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Patsy P. Frizzell and acknowledged that he executed the same as the free act and deed of Patsy P. Frizzell.

Witness my hand and official seal this 12 day of July, 2019.

Commission expires:

JOHN GREGORY HARRELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2022
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY