THIS INSTRUMENT PREPARED BY:
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Nashville, TN 37201
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Karen Johnson Davidson County
Batch# 271690 DEEDWARR
08/15/2019 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,254.30
20190815-0081578

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
SCOTT L. SERDOZ, et ux. 2650 Glenoaks Dr. Nashville, TN 37214	STUDIO BANK 124 12TH AVE S, STE 400 NASHVILLE, TN 37203	08404005400

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration or the value of the property transferred is $339,000.00.

Affiant

SUBSCRIBED AND SWORN to before me by ELEANOR PLOESSL this 12TH day of AUGUST, 2019.

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-18-2022

Notary Public
My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty-Nine Thousand Dollars ($339,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, LYNN M. JEWELL, TRUSTEE OF THE MARIAN E. JEWELL REVOCABLE LIVING TRUST DATED MAY 27, 1994, hereinafter "GRANTOR," have this day bargained and sold and do hereby transfer and convey unto SCOTT L. SERDOZ and wife, EMILY L. SERDOZ, their heirs and assigns, hereinafter "GRANTEES," certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to GRANTEES, their heirs and assigns forever. GRANTOR covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters shown in Exhibit A.

GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 10th day of August, 2019.

LYNN M. JEWELL, TRUSTEE OF THE MARIAN E. JEWELL REVOCABLE TRUST DATED MAY 27, 1994

STATE OF NC)
COUNTY OF Forsyth)

Before me personally appeared LYNN M. JEWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Marian E. Jewell Revocable Trust Dated May 27, 1994 and that he executed the within instrument as Trustee for the purposes therein contained.

Witness my hand this 10 day of August, 2019.

NOTARY PUBLIC

My Commission Expires:

26 March 2023

NOTARY PUBLIC
AMY-RUTH HALLETT
Forsyth County
My Commission Expires
March 26, 2023
NORTH CAROLINA

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 and a .06-acre tract on the Plan of Vantrease Subdivision, as of record in Book 4069, page 171, Register's Office for said County, described as follows:

As to Lot No. 1: Said Lot fronts 174.01 feet on the westerly side of Glenoaks Drive, and extends back 218.23 feet on the northerly line and 292.38 feet on the southerly line to a dead line measuring 157.50 feet, thereon.

As to .06-acre Tract: Beginning on the easterly margin of Glenoaks Drive, said point being the northwest corner of said .06 acre Tract, as shown on said Plan; thence south 78° 23' east 51.10 feet to an iron pin; thence south 11° 37' west 109.95 feet to the easterly margin of Glenoaks Drive; thence with said Drive, north 14°27' west 120.42 feet to the beginning.

Being the same property conveyed to Buford M. Jewell and wife, Marian E. Jewell by Warranty Deed from George F. Vantrease and wife Ellen Vantrease of record in Book 4327, page 54, Register's Office for Davidson County, Tennessee dated April 17, 1969 and recorded on April 21, 1969. Buford M. Jewell having since died, leaving his wife Marian E. Jewell. Being the same property conveyed to Marian J. Quanstrom, Trustee U/A/D May 27, 1994 by quitclaim deed from Marian E. Jewell (now Marian J. Quanstrom) of record in Book 9362, page 516, Register's Office for Davidson County, Tennessee dated May 27, 1994 and recorded June 1, 1994.

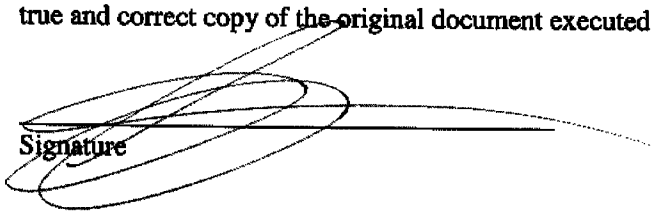
Being also known as 2650 Glenoaks Drive, Nashville, Tennessee 37214.

Said property is conveyed subject to:

1. Taxes for the year 2019, a lien not yet due and payable.
2. All matters shown on the Plan of record in Book 4060, Page 171, Register's Office for Davidson County, Tennessee.
3. Subject to that portion of the property located within the Right of Way of Glenoaks Drive.
4. The .06-acre tract does not appear as a separate parcel on the metro tax maps and does not appear that it is taxed as part of Lot No. 1.

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

