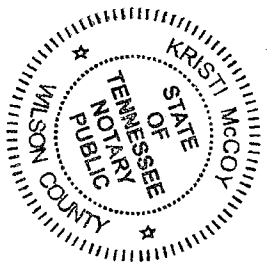
Karen Johnson Davidson County
Batch# 306748 DEEDWARR
10/28/2019 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20191028-0110125



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Kelly Putman
Affiant

Subscribed and sworn to before me, this 24 day of October, 2019.

Kristi McCoy
Notary Public

My commission expires: 3/25/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Justin Scoggins	Justin Scoggins	091-14-0-245.00
402 Lovell Street	1900 Fellowship Rd.	
Nashville, TN 37209	Mt. Juliet, TN 37122	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

James Nell, a Married Man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Justin Scoggins, a Married Man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 8 on the Plan of Evans Re-Subdivision of Lot "C" Block 13, B. F. Cockrill Farm of record in Plat Book 4660, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot 8 fronts 74.47 feet on the Southeasterly margin of Lovell Street and extends back 163.49 feet on teh Northeasterly line and 172.16 feet on the Southerly line, to a line on the rear on which it measures 24.3 feet.

BEING the same property conveyed to James Nell, married by Warranty deed from David Wilson, married of record in Instrument No. 20170922-0097642 Register's Office for Davidson County, Tennessee.

The subject property is not now, nor has it ever been the marital residence of the Grantor or Grantor's spouse.

This is improved property known as **402 Lovell Street, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of October, 2019.

James Nell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, James Nell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24 day of October, 2019.

Notary Public
My Commission Expires: May 9 2021

SolomonParks File No. 19-000232-528

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy

Notary's Signature

My Commission Expires: 03/25/2023

