WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS 25 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: 5-23-23

(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
Scott Property Management, LLC	New Owners	
(NAME)	(NAME)	147-06-0-126.00
4801 Blackman Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **BOBBY J. PURCELL, JR., ADMINISTRATOR OF THE ESTATE OF PATRICIA LUCILLE URQUHART**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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. 7 on the Plan of Section One, Revised, Caldwell Hall, as of record in Book 2900, Pages 57, 58 and 59, Register's Office for said County.

SAID Lot No. 7 fronts 44.05 feet on the northerly side of Blackman Court and extends back 158.3 feet on the easterly line and 130.03 feet on the westerly line, to a dead line in the rear on which it measures 168 feet.

Being the same property conveyed by Warranty Deed from Rhea E. Little, Jr. and wife, Judy L. Little to Joseph E. Urquhart and wife, Patricia H. Urquhart, as recorded on the 30th day of July, 1974 in Deed Book 4838, Page 799 and Petition for Letters of Adminstration in Probate Docket #18P977, in the Register's Office of Davidson County, Tennessee. Joseph E. Urquhart died on December 2, 2010 leaving Patricia H. Urquhart as sole surviving Tenant by the Entirety. Patricia H. Urquhart aka Patricia Lucille Urquhart died Intestate on April 13, 2018, The Administrator, Bobby Purcell, Jr. is authorized to sell the real property, which includes the subject property, pursuant to Order in Docket No. 18P977, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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 4801 Blackman Court, Nashville, TN 37211
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 323060 DEEDWARR
12/02/2019 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20191202-0123624

201912020123624

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 25th day of November, 2019

ESTATE OF PATRICIA LUCILLE URQUHART

BY: Bobby A Purcell

BOBBY PURCELL, JR., ADMINISTRATOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Bobby Purcell, Jr. with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Administrator of the Estate of Patricia Lucille Urquhart, and who further acknowledged that he is authorized to execute the within instrument as Administrator of said Estate.

Witness my hand and official seal this 25th day of November, 2019.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-2023

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.

L. Vaught

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Sarah Carter, 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.

Sarah Carter

Notary's Signature

My Commission Expires: 5-23-23

SARAH CARTER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY