Karen Johnson Davidson County
Batch# 381212 DEEDWARR
04/02/2020 01:04:22 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20200402-0035583

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me, this 30 **day of March, 2020.**

Notary Public
My commission expires: 1-3-22

06-2002-77383

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Daniel Richard Scobey 2425 Cabin Hill Rd Nashville TN 37214	NEW OWNER	073-16-0-0-041.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce Gusman, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Daniel Scobey and Erin Scobey, husband and wife**, hereinafter called the Grantees, their successors 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. 19, on the Plan of Section Three, Sunset View, of record in Book 2663, Page 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 Joyce Gusman and husband, Thomas Gusman by deed from The Estate of Helen Shirley Cowart, dated December 17, 2012, recorded January 2, 2013, of record in Instrument No. 20130102-0000201, Register's Office for Davidson County, Tennessee. The said grantees having since divorced. Final Decree of Divorce filed on July 25, 2018 in the Fourth Circuit Court of Davidson County at Nashville, Tennessee, Docket No. 18D837.

Further being the same property conveyed to Joyce Gusman by Quitclaim Deed from Thomas Gusman, unmarried, dated March 18, 2019, recorded March 18, 2019, of record in Instrument No. 20190318-0024535, Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 2425 Cabin Hill Rd, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

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WITNESS my hand this 29 day of March, 2020.

Joyce Gusman

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joyce Gusman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Cleveland, OH, this 30th day of March, 2020.

Notary Public

My Commission expires: 11/28/2021

NOTARY PUBLIC STATE OF OHIO

BOGDANA R ALBA
Notary Public, State of Ohio
My Comm. Expires Nov. 28, 2021