THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,895,000.00. Affiant Subscribed and sworn to before me, this 1st day of September, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 471712 DEEDWARR
09/08/2020 01:32:41 PM 2 pgs
Fees: $13.00 Taxes: $7,011.50
20200908-0102051

WARRANTY DEED

Address New Owner: Stephanie Mundy Self, Trustee P.O. Box 121859 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132 09 0F 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin William Scaggs and Louisa Pierce Scaggs, Trustees of The Scaggs Joint Revocable Trust U/A dated 10/11/2017** (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Mundy Self, Trustee of Soul Trust dated August 31, 2020** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Glendale Reserve, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Glendale Reserve, a Horizontal Property Regime with Private Elements of record in Instrument No. 20110824-0065586, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Glendale Reserve, a Horizontal Property Regime with Private Elements, contained in said Declaration, the Plat files as Exhibit "B" to said Declaration appearing as Instrument No. 20110824-0065586 and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Austin William Scaggs and Louisa Pierce Scaggs, Trustees of The Scaggs Joint Revocable Trust U/A dated 10/11/2017, by Warranty Deed from Austin William Scaggs who acquired title as Austin W. Scaggs and Louisa Pierce Scaggs, who acquired title as Martha L. Pierce AKA Louisa Pierce, husband and wife, of record in Instrument No. 20190717-0070158, in the Register's Office of Davidson County, Tennessee, dated June 17, 2019 and recorded on July 17, 2019.

Being the same property conveyed to Austin William Scaggs and Martha L. Pierce, also known as Louisa Pierce, husband and wife, by Warranty Deed from Rigid Development, Inc., of record in Instrument No. 20120221-0014672, in the Register's Office of Davidson County, Tennessee, dated February 17, 2012 and recorded on February 21, 2012.

Austin Williams Scaggs and Louisa Pierce Scaggs, Trustees of The Scaggs Joint Revocable Trust U/A dated 10/11/2017 having granted POA to William T. Chapman, IV by Trustee Direction attached hereto.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20110824-0065586.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4159, Page 25 and Book 4129, Page 787.

This is improved property located at: 1009B Glendale Lane, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2020.

THE SCAGGS JOINT REVOCABLE TRUST U/A dated 10/11/2017

Attorney in Fact for Trustees Austin William Scaggs and Louisa Pierce Scaggs

WILLIAM T. CHAPMAN, IV, as Attorney-in-Fact for Trustees Austin William Scaggs and Louisa Pierce Scaggs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-Fact for Trustees Austin William Scaggs and Louisa Pierce Scaggs of The Scaggs Joint Revocable Trust, and as such, he executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2020.

Ashley Schad
Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024