Karen Johnson Davidson County
Batch# 488611 DEEDWARR
10/02/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $695.60
20201002-0114388

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$188,000.00.**

Affiant

Subscribed and sworn to before me, this 28th day of September, 2020.

Notary Public

My commission expires:

(Notary Stamp)

RUTH M. FORAN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-23-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Edna Scott	Same	163-11-0B-089.00-CO
326 Ash Forge Drive		
Antioch, TN 37013		

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,

RV Partners, G.P., a General Partnership

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

Edna Scott, an unmarried woman

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

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Bell Forge Village, 2nd Revision, Section Four of record in Plat Book 6250, Page 201, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to RV Partners, G.P. by Quitclaim deed from Russell Boothe and Angela Boothe, married of record in Instrument No. 20170822-0086301 Register's Office for Davidson County, Tennessee, dated August 04, 2017 and recorded on August 22, 2017.

This is improved property known as **326 Ash Forge Drive, Antioch, TN 37013.**

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 the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** 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 28th day of September, 2020.

RV Partners, G.P., a General Partnership

BY: Russell Boothe
Russell Boothe, Managing Partner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, **Russell Boothe,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Managing Partner of RV Partners, G.P., a General Partnership,** the within bargainor, and that he such Managing Partner, as duly authorized, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership, by himself as said Managing Partnerr.

Witness my hand, at office, this 28th day of September, 2020

Notary Public

My Commission Expires: 8-22-22

SolomonParks File No. 20-000358-529

SP 11/2015

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY