

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

Tracy Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF January, 2021.

Jennifer McPreble
NOTARY PUBLIC

My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20120013

Address of New Owner
Bryan A. Scott and
Falon Veit Scott
2006 B Overhill Drive
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
131-02-4K-002.00 CO

Karen Johnson Davidson County
Batch# 555955 DEEDWARR
01/19/2021 11:06:38 AM 2 pgs
Fees: $13.00 Taxes: $4,625.00

20210119-0007698

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Jay Cody Carnes, Trustee, or his successors in trust, under the Harris Family Living Trust, dated November 14, 2015,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bryan A. Scott and Falon Veit Scott, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their 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 Unit B, 2006 Overhill Commons, a Townhouse Planned Unit Development, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20160119-0005133, and Amendment recorded in Instrument No. 20170628-0064789, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jay C. Carnes and Kari Jobe Carnes, Husband and Wife, by Warranty Deed from John M. Spivey, married, dated 06/23/2017 and record on 06/28/2017 in Instrument No. 20170628-0064881, Register's Office for Davidson, Tennessee. Further being the same property conveyed to Jay Carnes, Trustee, or his successors in Trust, under The Harris Family Living Trust, dated November 14, 2015, by Quitclaim Deed from Jay C. Carnes and Kari Jobe Carnes, Husband and Wife, dated 06/23/2017 and record on 08/29/2017 in Instrument No. 20170829-0088681, Register's Office for Davidson, Tennessee.

This is property generally located:
2006 B Overhill Drive, Nashville, TN 37215

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions and Restrictions of 2006 Overhill Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160119-0005133, and amended in Instrument No. 20170628-0064789, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Jay Cody Carnes, Trustee, or his successors in trust, under the Harris Family Living Trust, dated November 14, 2015** has/have caused this instrument to be executed, this the 14 day of JAN, 2024.

Jay Cody Carnes, Trustee
or his successors in trust, under the
Harris Family Living Trust, dated November 14, 2015

STATE OF TN.
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Jay Cody Carnes, Trustee, or his successors in trust, under the Harris Family Living Trust, dated November 14, 2015,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 14 day of JAN, 2024.

My commission Expires: 8/

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC
BRONEE MCCOY
LEWIS COUNTY
CHEATHAM COUNTY