Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00

Affiant

Subscribed and sworn to before me this 1st day of March, 2021.

Notary Public
My commission expires: 03/31/21

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Karen Johnson Davidson County
Batch# 582356 DEEDWARR
03/02/2021 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $22.20
20210302-0026995

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica Scott and Timothy Scott, II 363 Hester Avenue Nashville, TN 37210	Same	119-01-0-051

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **James Keith Kephart, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jessica Scott and Timothy Scott, II, wife and husband** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the West 8 feet of Lot No. 27 and that part of a 50-foot Avenue adjoining Lot No. 27 on the West as shown on the Map of a Subdivision of G. R. Rose's property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee. Said property fronts 58 feet on the south side of Hester Avenue and runs back between lines 149.5 feet, along the westerly margin of said Avenue and 152.6 feet along the easterly line of the west 8 feet of Lot No. 27 to a deed line on which it measures 58.1 feet.

Being the same property conveyed to James Keith Kephart by deed from Jim Sisco of record in Instrument No. 20160225-0017890 Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED IS THE FOLLOWING DESCRIBED PROPERTY:

Beginning at a point in Pewitt and White's east boundary line said point being 36 feet southwardly from the southwest corner of a bend in Hester Avenue; thence north 87 degrees 46 minutes east 56.5 feet to a point in R.N. Thompon's west boundary 30 feet southerly from the south margin of Hester Avenue; thence with Thompson's west boundary southwardly 121.8 feet to a dead line, thence westwardly 60.8 feet to Pewitt and White's southeast corner; thence with Pewitt and White's east boundary northwardly 114.5 feet to the point of beginning and containing 0.156 acre.

Being the same property conveyed by Melvin Webster and wife Ruby Jewel Webster to State of Tennessee of record in Book 4404 Page 8 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. State Tax Lien of record in instrument No. 2011123-0091863 Register's Office for Davidson County, Tennessee.

2. All matters appearing on Map of a Subdivision of G. R. Rose's property as of record in Book 547, page 74, Register's Office for Davidson County, Tennessee.

3. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is unimproved property known as 367 Hester Avenue, Nashville, TN 37210

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, , the said, **Grantor**, hereunto set by hands and seals this 1st day of March, 2021.

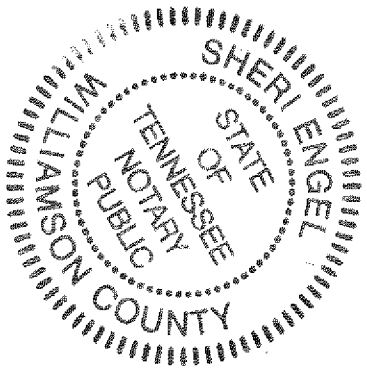
James Keith Kephart

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of March, 2021, before me personally appeared James Keith Kephart, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2021.

Sheri Engel
Notary Signature
My commission expires: 12-18-2023



202103020026995

I, Amy Cross Nance do hereby made oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according law.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Amy Cross Nance who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of recording the scrivener's error herein described.

Witness my hand and official seal this 23rd day of July, 2018

My commission expires: 03/31/21

Notary Public

EMILY HOBBY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY