Karen Johnson Davidson County
Batch# 588857 DEEDWARR
03/10/2021 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $923.89
20210310-0031674

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 1/3/23
File No. G21-11926

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Abels Capital Investments, LLC (NAME)	Same as New Owner (NAME)	096-02-0-025.00
5403 Georgia Ave (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Paul Chris Brown and Alfred Joseph Brown, III, Heirs at Law of Evelyn Clara Brown and Randall L. Scott, Sr. and Randall L. Scott, Jr., Heirs at Law of Ethel T. Scott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abels Capital Investments, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 on the Plan of Donelsonwood, of record in Plat Book 2083, Page 26, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn Clara Brown by Deed dated April 30, 2009, recorded May 6, 2009, in Instrument Number 20090506-0041537, in the Register's Office of Davidson County, Tennessee. The said Evelyn Clara Brown died September 9, 2020 leaving as Heirs at Law Paul Chris Brown, Alfred Joseph Brown, III and Ethel T. Scott. See Affidavit of Heirship of record in Instrument 20201119-0136480 and in Instrument 202103100031670 ____20210310003166 9_____, Register's Office for said County. The said Ethel T. Scott died December 12, 2020 leaving as Heirs at Law, Randall L. Scott, Sr. and Randall L. Scott, Jr. See Affidavit of Heirship of record in Instrument _202103100031671_____, Register's Office for said County, And Also Instrument _____202103100031672_____ in ROD for said County.
The signature of Randall Lee Scott, Sr., is signed by his Attorney-in-Fact, Randall Lee Scott, Jr., pursuant to the Power of Attorney recorded in Instrument #_____202103100031673_____, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, Page 26, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 110 Donelsonwood Drive, 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 and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of March, 2021.

Paul Chris Brown

Alfred Joseph Brown, III

Randall L. Scott, Sr. by Randall L. Scott, Jr., his Attorney-In-Fact

Randall Lee Scott, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of March, 2021, before me personally appeared Paul Chris Brown, Alfred Joseph Brown, III, and Randall Lee Scott, Jr.,, 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 8th day of March, 2021.

Notary Signature
My commission expires: 6/1/24

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Randall Lee Scott, Jr., Attorney-in-Fact for Randall Lee Scott, Sr. , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 8th day of March, 2021.

Notary Public My Commission Expires: 6/1/24

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.