21-3752

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **285,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/30/2021** Notary Public MY COMMISSION EXPIRES: 6/30/24 (AFFIX SEAL)

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 627320 **DEEDWARR**
05/03/2021 10:14:51 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20210503-0058789

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3752

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Scully and Tia Scully, Husband and Wife	**Adam Scully and Tia Scully, Husband and Wife**	**091-09-0-220.00**
(NAME) **4713 Michigan Ave**	(NAME) **4713 Michigan Ave**	
(ADDRESS) **Nashville, TN, 37209**	(ADDRESS) **Nashville, TN 37209**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JHAS Properties, Corp.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam Scully and Tia Scully, Husband and Wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 of Block "D" on the Map of Crolywood Subdivision, Section Two, as of record in Book 1130, page 100, Register's Office for Davidson County, Tennessee, to which plan reference is here by made for a more complete description thereof.

Being the same property conveyed to JHAS Properties, Corp., a Tennessee Corporation by Deed dated August 1, 2014 from Carolyn D. Powell, unmarried, recorded August 4, 2014, in

Instrument Number 20140804-0069665, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **526 East Bend Drive, Nashville, TN 37209**
(House Number) (Street) (City, State) (Zip)

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; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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, this instrument has been executed on this the **30th** day of **April,2021**.

JHAS Properties, Corp.

James Privett, President

Susan Henderson, Secretary

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named James Privett and Susan Henderson, whom I am personally acquainted and who upon their oath acknowledged themselves to be the President and Secretary of JHAS Properties, Corp, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of JHAS Properties, Corp..

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of April , 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY