Karen Johnson Davidson County
Batch# 636681 DEEDWARR
05/14/2021 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,857.40
20210514-0065357

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $502,000.00

Affiant

Subscribed and sworn to before me, this 13th day of May, 2021.

Notary Public

My commission expires: 03/01/2021

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MCS 2021 IRREVOCABLE TRUST** | New Owner | **06102000400** |
| **609 Marswen Drive** | | |
| **Nashville, TN 37216** | | |

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 HEREBY ACKNOWLEDGE, WE,

**Leisa Bruce, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mary C. Scott, and Laura B. Scott, Co-Trustees of MCS 2021 IRREVOCABLE TRUST**

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. 222 on the Plan of Gra-Mar Acres, Section Eight of record in Plat book 2331, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leisa Bruce, by Warranty Deed from Music City Holdings, LLC, dated April 17, 2020, of record in Instrument No. 20200423-0042768, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. 2021 property taxes are a lien but are not yet due and payable and have been prorated between the parties and will be the sole responsibility of the Grantee for payment thereof when they become due;

2. Any and all notes and matters on the Plan of record in Plat Book 2331, Page 110, said Register's Office.

This is improved (__X__) unimproved (_____) property known as 609 Marswen Drive, Nashville, TN 37216.

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 in 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. 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.

Leisa Bruce Date: 5-12-21

Leisa Bruce

STATE OF TN

COUNTY OF SUMNER

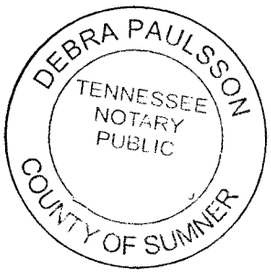
Personally appeared before me, a Notary Public of said County and State, Leisa Bruce, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of May, 2021.

D Paulsson

NOTARY PUBLIC

My Commission Expires: 10-21 2024



# True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY