This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 648051 **DEEDWARR**
06/02/2021 11:44:44 AM 2 pgs
Fees: $13.00 Taxes: $1,307.95
20210602-0073843

ADDRESS NEW OWNER:
Judith Blair Scoville
1007 Stainback Avenue
Nashville, Tennessee 37207

SEND TAX BILL TO:
~~Mortgagee~~ New owner

MAP 082
GROUP 03 0
PARCEL 351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **New Hope Properties, LLC., a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Judith Blair Scoville, a single person**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

Being Lot No. 73 on the plan of Sharpe and Horne's First Addition to Northeast Nashville, of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 73 fronts 50 feet on the easterly side of Stainback Avenue and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to New Hope Properties, LLC, by Special Warranty Deed from Citifinancial Mortgage Co., Inc., dated April 6, 2005 and filed of record April 11, 2005 in Instrument No. 20050411-0039562, Register's Office for Davidson County, Tennessee. Further conveyed to Lane Wallace by Quitclaim Deed from New Hope Properties, LLC, dated June 3, 2005 and filed of record July 11, 2005 in Instrument No. 20050711-0079875, said Register's Office. And further conveyed to New Hope Properties, LLC, by Quitclaim Deed from Lane Wallace, dated July 15, 2005 and filed of record July 15, 2005 in Instrument No. 20050715-0082492, said Register's Office.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Sharpe & Horne's, of record in Book 57, Page 152, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davivdson County.

This is improved property known as 1007 Stainback Avenue, Nashville, Tennessee 37207.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~GSB 1/05/21 1007~~

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Judith Blair Scoville, a single person, her heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

WITNESS our hands this the 27th day of May, 2021.

New Hope Properties, LLC., a Tennessee limited liability companyMember

By: Lane Wallace, Member

By: Amy Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace and Amy Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of New Hope Properties, LLC., a Tennessee limited liability company,** the within named bargainor, **Lane Wallace and Amy Wallace,** and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee limited liability company** as such Member.

WITNESS my hand and official seal at office this 27th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is ~~$365,000.00~~ $353,500.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of May, 2021.

NOTARY PUBLIC
My Commission Expires:

LAUREN ROSE EWING STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-22-2022