Karen Johnson Davidson County
Batch# 684551 DEEDWARR
07/27/2021 12:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20210727-0100796

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Carmen Coats
Affiant

Subscribed and sworn to me on July 22, 2021.

Eliza Whitfield
Notary Public

My Commission Expires: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 6, 2025

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors
File #24639.2021

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Claire Rex and Alexander Tomkins 2109 Stratford Ave Nashville, TN 37216	FBC Mortgage LLC 1230 Commerce Park Dr Suite 116 Longwood, FL 32779	072 12 0 107.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **Hugh Thomas Scott and Laura Burrow Scott, Co-Trustees of the Tom and Laura Scott Trust, a Tennessee Community Property Trust dated 08/07/19, (hereinafter called "Grantor"),** have bargained and sold, and by these presents do transfer and convey unto **Claire Rex, an unmarried woman and Alexander Tomkins, an unmarried man, as tenants in common with the rights of survivorship,**

(hereinafter called "Grantees"), 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 and being Lot No. 99 on the Plan of Dalewood Section 1 and being of record in Plat Book 1424, Page 108, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Hugh Thomas Scott and Laura Burrow Scott, Co-Trustees of the Tom and Laura Scott Trust, a Tennessee Community Property Trust dated 08/07/19 by Quitclaim Deed dated August 7, 2019 from Hugh Thomas Scott and wife, Laura Burrow Scott and being of record in Instrument Number 20190807-0078691, Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes are a lien but are not yet due and payable. The said taxes have been prorated between the parties and will be the sole responsibility of the Grantees for payment thereof when they become due and payable.
2. Any and all building and zoning regulations of the City, County and/or State.
3. Any and all notes and matters on the Plat of record in Plat Book 1424, Page 108, said Register's Office.

This property is known as improved property located at 2109 Stratford Avenue, Nashville, Tennessee 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 Grantors do covenant with the said Grantees that they 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 Grantors do further covenant and bind themselves, their heirs and assigns, 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.

Executed on this 22nd day of July, 2021.

The Tom and Laura Scott Trust,
a Tennessee Community Property Trust
dated 08/07/19

By: _____
Hugh Thomas Scott
Co-Trustee

By: _____
Laura Burrows Scott
Co-Trustee

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Hugh Thomas Scott and Laura Burrows Scott, to me known or proved to me on the basis of satisfactory evidence and acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of The Tom and Laura Scott Trust, a Tennessee Community Property Trust dated 08/07/19, are authorized by The Tom and Laura Scott Trust, a Tennessee Community Property Trust dated 08/07/19 or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of The Tom and Laura Scott Trust, a Tennessee Community Property Trust dated 08/07/19.

Witness my hand and official seal on July 22, 2021.

_____
Notary Public

My Commission Expires: 6-10-23



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL