Karen Johnson Davidson County
Batch# 729180 DEEDWARR
10/04/2021 09:27:22 AM 2 pgs
Fees: $13.00 Taxes: $1,690.90

20211004-0132813

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/13/24

(AFFIX SEAL)

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanner Scott and Emily Scott and Gregg Scott and Ellen Scott	NEW OWNERS	108040197.00
(NAME) 1005 Fitzpatrick Rd	(NAME)	
(ADDRESS) Nashville TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE,

JUSTIN NORRIS AND BROOKE GALYAN, A MARRIED COUPLE,

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

Tanner Scott and Emily Scott, husband and wife, and Gregg Scott and Ellen Scott, husband and wife, as tenants in common,

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. 395 on the Plan of Larchwood, Section Seven, as shown by plat of record in Plat Book 6900, Page 274, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Justin Norris and Brooke Galyan, a married couple, as Tenants by the Entirety with Right of Survivorship

Being the same property conveyed to Justin Norris and Brooke Galyan, a married couple, as Tenants by the Entirety with Right of Survivorship by Deed dated July 1, 2021 from Justin Andrew Norris also known as Justin Norris, a single man, recorded July 15, 2021, in Instrument Number 20210715-0095417, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 1005 Fitzpatrick Road, Nashville, TN 37214

LT&E File #18364

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. 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 my/our hand(s) this 2 day of August, 2021.

Justin Norris

Brooke Galyan

STATE OF TN
COUNTY OF Williamson

On this 2 day of August, 2021 before me, a notary public, personally appeared Justin Norris, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/14/21

STATE OF TN
COUNTY OF Williamson

On this 2 day of August, 2021 before me, a notary public, personally appeared Brooke Galyan, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 11/14/21

LT&E File #18364