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01/26/2022 02:46:20 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220126-0009547

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 105
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 105 10 0C 014.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
STEVEN E. SCOTT or	*	Steven E. Scott
CONNIE O. SCOTT, Trustees of the	*	Connie O. Scott
SCOTT REVOCABLE LIVING TRUST	*	150 Curtis Lindsey Rd.
702 Wedgewood Park, Unit 305	*	Hohenwald, TN 38462
Nashville, TN 37203	*	

The **GRANTORS, CONNIE O. SCOTT and husband, STEVEN E. SCOTT**, as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

STEVEN E. SCOTT or CONNIE O. SCOTT, Trustees of the SCOTT REVOCABLE LIVING TRUST, dated January 20, 2022

The SCOTT REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE "EXHIBIT A" ATTACHED FOR COMPLETE LEGAL DESCRIPTION.

Being the same property conveyed to CONNIE O. SCOTT and husband, STEVEN E. SCOTT, by Warranty Deed of record at Instrument Number 20070828-0103304 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 20th day of January, 2022, by the undersigned.

Connie O. Scott

CONNIE O. SCOTT

STEVEN E. SCOTT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **CONNIE O. SCOTT and STEVEN E. SCOTT,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____

LARRY R. BRAY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-18-2025

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(3)(F).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

Connie O. Scott

AFFIANT

Subscribed and sworn to before me this 20th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: _____



"EXHIBIT A"

A certain condominium unit located in Davidson, Tennessee, being Unit B-305 of Wedgewood Park, Phase 3, a condominium, as set forth in the Second Supplement to the Master Deed for Wedgewood Park Annexing Phase 3 Property, of record as Instrument No. 2007-731-0090822 in the Register's Office for Davidson County, Tennessee, and shown as part of Exhibit B therein. Said Second Supplement annexes the subject property into the Master Deed Establishing Wedgewood Park, of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060 and Instrument No. 20060228-0022838, Register's Office, under the provisions of Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Wedgewood Park, as amended, together with an undivided percentage interest in the Common Elements as set forth as Exhibit "C" of said Second Supplement, as amended.

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

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838 and Instrument No. 20060825-0105391, said Register's Office.

The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wedgwood Park Condominiums of record as Instrument No. 20050510-0052804, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as Exhibit "C". Said Master Deed was amended by Instrument No. 20060216-0019060, Instrument No. 20060228-0022838, Instrument No. 20060825-0105391, and made applicable to the subject property by Instrument No. 20070731-0090822 in said Register's Office.

Charter of the Wedgewood Park Condominium Owners' Association of record as Exhibit "B" of said Master Deed and as Instrument No. 20050524-0058684, Register's Office for Davidson County, Tennessee and Instrument No. 20050524-0058684, said Register's Office.
Matters shown on plan of record as Exhibit "B" to Second Supplement to the Master Deed of record as Instrument No. 20070731-0090822 in said Register's Office for Davidson County, Tennessee.
Assignment of Developer's Rights of record as Instrument No. 20070730-0090189 in said Register's Office.
Application to Combine Parcels of record as Instrument No. 20060822-0103541 in said Register's Office.
Stormwater Detention Agreement of record as Instrument No. 20060925-0118083 in said Register's Office.

Easements for sanitary sewers and/or storm drainage, water main, pumps and appurtenances of record as Instrument No. 20060925-0118136 and Instrument No. 20061010-0125949 in said Register's Office.
Subject to the rights of others in and to the common elements.
Subject to the lien for special assessments contained in the Master Deed and By-Laws as specified above.

This property is also known as improved property located at 702 Wedgewood Park, #305, Nashville, TN 37203.