Karen Johnson Davidson County
Batch# 821361 DEEDWARR
03/14/2022 10:47:35 AM 2 pgs
Fees: $13.00 Taxes: $1,968.40

20220314-0029350

Prepared by:
Record and Return To:
Chapman Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4304-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ronald F. Knox, Jr and Hailey N. Pierson	NEW OWNER	118050A02600CO
(NAME)	(NAME)	
940 Gale Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Two Thousand And No/100 Dollars ($532,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MEGAN RYAN SCOTT, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD F. KNOX, JR AND HAILEY N. PIERSON, 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 Building 7, Unit C, on the Horizontal Property Regime for The Revised Plan of Saint Martin Square, now known as 12 South Towers, a Planned Unit Development, as of record in Plat Book 4460, page 186, and amended in Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee to all of which reference is hereby made for a complete description.

Being the same property conveyed to Megan Elizabeth Ryan, a single woman by Quitclaim deed from Michael Ryan, a married man of record in Instrument No. 20200526-0053970 Register's Office for Davidson County, Tennessee, dated May 21, 2020 and recorded on May 26, 2020.

Stanley James Scott, III, joins in the execution of this instrument to convey his interest in the Property as spouse of Grantor to Grantee.

unimproved ☐
This is improved ☒ property, known as 940 Gale Lane, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 10 day of March, 2022.

Megan Ryan Scott

Megan Ryan Scott

Stanley James Scott III by Megan Ryan Scott Attorney-in-Fact

Stanley James Scott, III, by Megan Ryan Scott, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Megan Ryan Scott**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained. Witness my hand and official seal this the 10 day of March, 2022.

My Commission Expires: _____ Notary Public

HILLARY NICOLE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **Megan Ryan Scott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stanley James Scott, III**, as his Attorney in Fact, as the free act and deed of the within named **Stanley James Scott, III.** Witness my hand and official seal this the 10 day of March, 2022.

My Commission Expires: _____ Notary Public

HILLARY NICOLE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-02-2024