THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220239720

Karen Johnson Davidson County
Batch# 841373 **DEEDWARR**
04/18/2022 03:23:32 PM 2 pgs
Fees: $13.00 Taxes: $15,540.00

20220418-0044423

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2022.

Notary Public
My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eric B. Scowden, Trustee 4421 Forsythe Place Nashville TN 37205	New Owner	Tax Parcel ID No. 130 10 0 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Lynne Randolph Aiken, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric B. Scowden, Trustee of the Scowden Family Trust U/A/D 12/29/2018** Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being that certain Lot shown on the Plan of Consolidation Plat Map 130-10 Parcels 38.00 & 39.00, Being Lots 2, 19 & Part of Lots 1 & 13 Block 5 of The Plan of Manors of Belle Meade, as of record in Instrument No. 20160219-0016101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jennifer Lynne Randolph Aiken, an unmarried person, by Warranty Deed from, David H. Brown and wife, Kathryn C. Brown, of record in Instrument No. 20160301-0019474, in the Register's Office of Davidson County, Tennessee, dated February 25, 2016 and recorded on March 01, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

City of Belle Meade taxes for the year 2022 and thereafter, for tax parcel identification number 130 10 0 039.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolodation Map Map 130 10, parcels 38.00 & 39.00 being Lots 2, 19 and Part of Lots 1 & 13, Block 5 of the plan of Manors of Belle Meade, as recorded in Plat Book 20160219-0016101, Page(s)

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolodation Plat of Lot's 11 & 12, Block 1, & Part of Lot 1 & 19, Block 5, Manors of Belle Meade, as recorded in Plat Book 20100503-0033491, Page(s) ; .

Easement for Sanitary Sewers and/or Strom Drainage, recorded in Book 4306, Page 162.

Easement for Grant of Appurtenant Easement, recorded in Instrument No. 20060208-0015673 and Re-Recorded in Instrument No. 20060216-0018973.

Inception and Maintenance Agreement for Permanent Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20190416-0034486.

Title to that portion of the land lying below the ordinary low water mark of the Richland River. Easement for the flow of the waters of the Richland river (or creek), and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Richland river (or creek), free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Richland river (or creek).

This is improved property located at 4421 Forsythe Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of April, 2022.

Jennifer Lynne Randolph Aiken

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Lynne Randolph Aiken, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025