THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 843668 DEEDWARR
04/21/2022 03:48:16 PM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20220421-0046461

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $545,000.00.

Gary Keith Scott
AFFIANT

Subscribed and sworn to before me this 18 day of April 2022.

Dan A. Childress
Notary Public
My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Timothy P. Seneker 4306 Wyoming Avenue Nashville, TN 37209	New Owner	103-04-0-072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

GARY KEITH SCOTT, as Executor of the Estate of Mildred B. Scott

and

GARY KEITH SCOTT, married

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

TIMOTHY P. SENEKER

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 4306 Wyoming Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's 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.

The Property is inherited property of Gary Keith Scott and has never been the principal place of residence of his spouse.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 6th day of April 2022.

Gary Keith Scott executor

GARY KEITH SCOTT, as Executor of the Estate of Mildred B. Scott

Gary Keith Scott

GARY KEITH SCOTT, Individually

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GARY KEITH SCOTT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the court appointed Executor of the Estate of Mildred B. Scott, the within named bargainor, and that he as such Executor, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 18th day of April 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, GARY KEITH SCOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand, at office, this the 18th day of April 2022.

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"
(to Warranty Deed)

Legal Description

Land in Davidson County, Tennessee, being Lot(s) 207 of Block 12, as shown on the map entitled Charlotte Park Company's First Addition to Nashville, of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to R. J. SCOTT and wife, MILDRED SCOTT, by deed from ARCHIE REED and wife, KATHERINE REED, dated August 27, 1963, of record in Book 3617, Page 423, said Register's Office.

R. J. SCOTT having since died on or about October 22, 2007, leaving MILDRED SCOTT as surviving tenant by the entirety.

MILDRED B. SCOTT having since died testate on or about January 2, 2022. Pursuant to the Last Will and Testament of MILDRED B. SCOTT in The Seventh Circuit Court of Davidson County, Tennessee Probate Division, Case No. 22P-195, the Property was devised to GARY KEITH SCOTT.

MILDRED SCOTT and MILDRED B. SCOTT were one and the same person.

EXHIBIT "B"
(to Warranty Deed)

Exceptions

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 right of ways for public utilities that appear in the appropriate public record.

1. General or special taxes and assessment required to be paid in the year 2022 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.