Karen Johnson Davidson County
Batch# 847291 DEEDWARR
04/28/2022 01:25:30 PM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20220428-0049354

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37027-04-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $680,000.00. Affiant Subscribed and sworn to before me this 22nd day of April, 2022. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Garney B. Scott III 839 Neartop Drive Nashville, TN 37205	**Send Tax Bills To:** Garney B. Scott III 839 Neartop Drive Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 116030E00500CO

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, **Rebekah Kay Iliff and Steven Phillip Weaver, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Garney B. Scott III, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 105 Nichols Court, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 22nd day of April, 2022.

Rebekah Kay Iliff

Steven Phillip Weaver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Kay Iliff and Steven Phillip Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of April, 2022.

Notary Public

My Commission Expires:

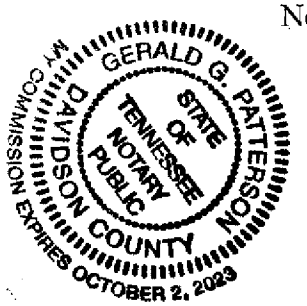


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 5, together with the appurtenant interest in the common elements of Nichols Court Condominiums horizontal property regime established by Master Deed, of record in Book 6087, page 444 amended in Book 6096, page 70 and Book 6197, page 642, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 4 on the Plan of Revised Plan of Nichols Court of record in Plat Book 5200, page 496, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebekah K. Iliff, an unmarried woman, by deed dated July 11, 2017 from Mary Louise Scales Patterson, unmarried, of record in Instrument No. 20170714-0070775, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 27, 2020 of record in Instrument No. 20200602-0056616, Register's Office for Davidson County, Tennessee, Rebekah K. Iliff, married conveyed subject property to Rebekah Kay Iliff and Steven Phillip Weaver, wife and husband.

This conveyance is made subject to:

1. State and County taxes for the year 2022, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 116030E00500CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Nichols Court Condominiums, of record in Book 6087, page 444, amended in Book 6096, page 70 and in Book 6197, page 642, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6054, page 268, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5200, page 496, Register's Office for Davidson County, Tennessee.
6. Easement for sewer purposes of record in Book 5927, page 75, Register's Office for Davidson County, Tennessee.
7. Easement and restrictions of record in Book 5927, page 78, corrected in Book 5944, page 868, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 4/22/22

GEORGE E. MUDTER, JR.
Dated 4/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed:

Dated 4/22/22

Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

