Karen Johnson Davidson County
Batch# 869809 DEEDWARR
06/13/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $4,662.00
20220613-0066714

WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: RES-22-1004A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret F. Whitlock Revocable Trust Agreement dated September 4, 2018	New Owner	105 09 4L 001.00 CO
(NAME)	(NAME)	
1004A Caldwell Avenue Nashville, TN 37204		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **SCOUT OPPORTUNITY FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MARGARET F. WHITLOCK REVOCABLE TRUST AGREEMENT, DATED SEPTEMBER 4, 2018 AS AMENDED AND RESTATED ON NOVEMBER 23, 2021**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 1004 Caldwell Avenue, a Horizontal Property Regime, of record in Instrument No. 20191231-0135030, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a complete description.

Being the same property conveyed to Scout Opportunity Fund, LLC, A Tennessee Limited Liability Company, from 1004 Caldwell 33, GP, a Tennessee Partnership, by Warranty Deed dated March 8, 2021, recorded March 9, 2021, in Instrument No. 20210309-0030755, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 1004A Caldwell Avenue, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 3rd day of June, 2022

Scout Opportunity Fund, LLC, a Tennessee Limited Liability Company

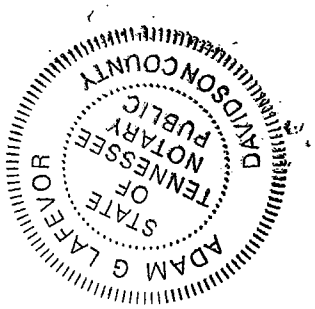
By: _____
Chris Shurden, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, personally appeared Chris Shurden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Scout Opportunity Fund, LLC, the within named bargainor, a Limited Liability Company, and that such Chris Shurden as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, this 3rd day of June, 2022.

_____
Notary Signature
My commission expires: 3/6/24



Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 6-3-22.

Affiant Signature

6-6-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 6 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

