Karen Johnson Davidson County
Batch# 872404 DEEDWARR
06/16/2022 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20220616-0068703

WARRANTY DEED

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

File No. AT-22-2557

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2022

Notary Public

MY COMMISSION EXPIRES: 05-26-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melia Caitlyn Jones		
(NAME)	(NAME) SAME AS OWNER	072-09-0E-001.00-CO
915B Spain Avenue	(ADDRESS)	
(ADDRESS)		
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jeffery L. Scott, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melia Caitlyn Jones, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 915A, as established by Declaration of Covenants, Conditions and Restrictions for 915 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160415-0036583, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "C", to which Plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeffrey L. Scott, an unmarried man by Warranty deed from Devon J. Sutherland, married of record in Instrument No. 20161202-0126465 Register's Office for Davidson County, Tennessee, dated November 29, 2016 and recorded on December 02, 2016.

This is property more commonly known as 915B Spain Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 26th day of May, 2022.

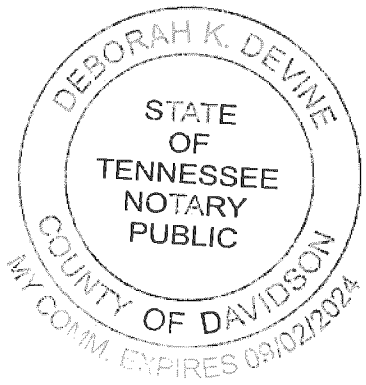
Jeffery L. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of May, 2022, before me personally appeared Jeffery L. Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Allisan Taylor, 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 true and exact copy of the original document executed and authenticated according to law on MAY 24, 2022.

Date

Affiant Signature

6/10/2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10 day of June, 2022.

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)