Karen Johnson Davidson County
Batch# 874735 DEEDWARR
06/21/2022 10:41:30 AM 4 pgs
Fees: $23.00 Taxes: $2,516.00
20220621-0070212

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. 37077-05-2022**	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 13th day of June, 2022. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Rachel Scott 105 Nichols Court Nashville, TN 37205	Regions Mortgage 2050 Parkway office Birmingham, AL 35244	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, **Garney B. Scott III, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel Scott, unmarried** ("Grantee"), her 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.

The subject property has never been the marital residence of Grantee.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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, Grantor has executed this instrument on the 13th day of June, 2022.

Garney B. Scott III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garney B. Scott III, 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 purposes therein contained.

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

Notary Public

My Commission Expires:

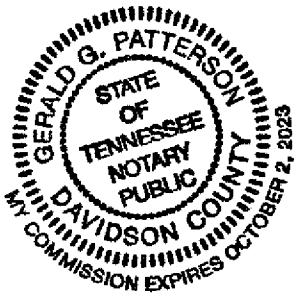


EXHIBIT "A"

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.

Being the same property conveyed to Garney B. Scott III, married, by deed dated April 22, 2022 from Rebekah K. Iliff and Steven Phillip Weaver, wife and husband, of record in Instrument No. 20220428-0049354, Register's Office for Davidson County, Tennessee.

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.

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 6/13/22

GEORGE E. MUDTER, JR.
Dated 6/13/22

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 6/13/22

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

