Karen Johnson Davidson County
Batch# 880578 DEEDWARR
06/29/2022 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,342.10
20220629-0075157

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62642
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nancy Tingley, Trustee of The Nancy Tingley Revocable Trust 511 S 9th Street Nashville, TN 37206	New Owner

TAX MAP PARCEL NUMBERS: 08216040900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$633,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Jeffrey Scott and Ashley Blair Bonifield, as joint tenants with right of survivorship,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Nancy Tingley, Trustee of The Nancy Tingley Revocable Trust**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Confederate Hill Lots of record in Book 57, page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Jeffrey Scott, an unmarried man, and Ashley Blair Bonifield, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Clifford H. Raynes, unmarried, dated September 15, 2021 and recorded on September 20, 2021, of record in Instrument No. 20210920-0125952, Register's Office for Davidson County, Tennessee. Tyler Jeffrey Scott and Ashley Blair Bonifield have since married one another.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters Shown on the Plan of record in Book 57, page 32, said Register's Office.

This is improved property, known as 511 S 9th Street, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of June, 2022.

Tyler Jeffrey Scott

Ashley Blair Bonifield

State of Tennessee

County of Davidson

On this 23rd day of June, 2022, before me the undersigned authority, personally appeared Tyler Jeffrey Scott and Ashley Blair Bonifield, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $633,000.00.

Affiant

Sworn and subscribed before me this 23rd day of June, 2022.

Notary

My Commission Expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

True Copy Certification

I, **Kaz Arbogast,** 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 this the 23rd day of June, 2022.

Affiant Signature
Date 06/23/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23rd day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23



