Karen Johnson Davidson County
Batch# 919526 **DEEDWARR**
09/21/2022 09:55:37 AM 2 pgs
Fees: $13.00 Taxes: $129.50

20220921-0104873

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$35,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF **SEPTEMBER, 2022.**

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SCOVEL PARTNERS LLC	**SAME**	**081-16-0-322.00**
(NAME) **433 EAGLE RDG**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209-2541**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, JOSEPHINE LYNN COLLEY, AS TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005 AND ALEXANDER BRANDAU, IV, AS SUCCESSOR CO-TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOVEL PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Lots 42 and 43 in D.T. McGavock and Others Addition, as shown on Plat of record in Plat Book 21, Page 41, fronting fifty feet each on the south side of Scovell Street, and running back, between parallel lines, to an alley.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREWITH is that portion of said property conveyed to the State of Tennessee by deed of record in Book 4130, Page 166, dated May 11, 1967, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Geist Colley and wife, Mildred Colley, by Warranty Deed from Mary Geist Colley, of record in Book 4925, Page 242, in the Register's Office of Davidson County, Tennessee, dated October 17, 1970 and recorded on June 20, 1975. The said Mildred Colley having since died on March 19, 1989, leaving John Geist Colley as the surviving tenant by the entirety.

Being part of the same property conveyed to Colley Family, L.P., by Quitclaim Deed from John G. Colley, unmarried, of record in Instrument No. 20060111-0004530, in the Register's Office of Davidson County, Tennessee, dated December 20, 2005 and recorded on January 11, 2006.

Being part of the same property conveyed to John G. Colley, unmarried, by Quitclaim Deed from John G. Colley and Josephine Lynn Colley, both unmarried and being the general partners of the Colley Family, L.P., of record in Instrument No. 20121114-0104799, in the Register's Office of Davidson County, Tennessee, dated November 14, 2012 and recorded on November 14, 2012. The said John G. Colley having since died on November 19, 2021 and his will has been probated at Docket No. 22P1058 in the Seventh Circuit Court, Davidson County, Tennessee Probate Division and as per the Probate of the Last Will and Testament, Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley.

The said John Geist Colley having since died testate on November 19, 2021, the property vesting at his death in Alexander Brandau, IV and Josephine Lynn Colley as Co- Trustees of the John G. Colley Living Trust Dated August 19th, 2005, per the probated Last Will and Testament of John Geist Colley in the Docket Number 22P1058 In The Seventh Circuit Court, Davidson County, Tennessee Probate Division.

Further being part of the same property conveyed to Josephine Lynn Colley as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005, by Special Warranty Deed from Josephine Lynn Colley, Personal Representative of the Estate of John Geist Colley, of record in Instrument No. 20220729-0086657, in the Register's Office of Davidson County, Tennessee, dated July 29, 2022 and recorded on July 29, 2022. See Abstract of Trust Agreement recorded in Instrument No. 20050901-0105010.

This conveyance is subject to matters shown on the Plan of record in Plat Book 21, Page 41, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **1205 SCOVEL STREET, NASHVILLE, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (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 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 our hands this 16 day of September, 2022.

Josephine Lynn Colley as Trustee
JOSEPHINE LYNN COLLEY, AS TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005

Successor
Alexander Brandau IV Co-Trustee
ALEXANDER BRANDAU, IV, AS SUCCESSOR CO-TRUSTEE OF THE JOHN G. COLLEY LIVING TRUST U/A/D AUGUST 19, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josephine Lynn Colley, as Trustee of the John G. Colley Living Trust U/A/D August 19, 2005**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of September, 2022.

My Commission expires: **March 3, 2026**

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander Brandau, IV, as Successor Co-Trustee of the John G. Colley Living Trust U/A/D August 19, 2005**, the bargainor, 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 and official seal at Nashville, Tennessee this 16 day of September, 2022.

My Commission expires: **March 3, 2026**

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MJRP22 1205