This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-19679-LV

Karen Johnson Davidson County
Batch# 945260 DEEDWARR
11/28/2022 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20221128-0124747

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $293,000.00.

Affiant

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this the 22nd day of November, 2022.

Notary Public
My Commission Expires: 3/12/2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Claire Scholes 1722 Red Jacket Dr. Antioch, TN 37013	Address of New Owner	173 05 0A 192.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jonathan Stott St. Vincent and Kathryn Michele St. Vincent, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Claire Scholes, a single woman**, hereinafter called the Grantee(s), her 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. 192 on the Plan of Barnes Crossing, Phase One as shown on Exhibit "D" of the Master Deed and by-laws of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-092480, as amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Stott St. Vincent and Kathryn Michele St. Vincent, husband and wife by Quit Claim Deed from Jonathan Stott St. Vincent, a married man who acquired title as an unmarried man, joined by his spouse, Kathryn Michele St. Vincent of record as Instrument No. 20210609-0077520 in the Register's Office for Davidson County, Tennessee, dated December 28, 2020 and recorded on June 9, 2021.

Being the same property conveyed to Jonathan Stott St. Vincent, an unmarried man by Deed from Russell R. Kettle, unmarried of record as Instrument No. 20190322-0026329 in the Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 22, 2019.

This is improved property located at: **1722 Red Jacket Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 this 22nd day of November, 2022.

GRANTOR:

Jonathan Stott St. Vincent

Kathryn Michele St. Vincent

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jonathan Stott St. Vincent and Kathryn Michele St. Vincent, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of November, 2022.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 11/22/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 11/22/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 **day of** November, **2** 022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM