Karen Johnson Davidson County
Batch# 949752 DEEDWARR
12/09/2022 09:28:49 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20221209-0128225

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Manuel D Ruiz
112 Stone Bridge Court
Antioch, TN 37013

SEND TAX BILL TO:
Bank of America
7105 Corporate Dr.
Plano, TX 75024

MAP/PARCEL 150-06-0-124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paige Scott, a single person, Mark Scott, a single person, as tenants in common with the right of survivorship hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Manuel D. Ruiz, unmarried , hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Section Three, Towne Village of the Country, of record in Plat Book 5200, Pages 268 and 269, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paige Scott, a single person, Mark Scott, a single person, as tenants in common with the right of survivorship by Warranty Deed from Nicole Watson, an unmarried woman of record in Instrument No. 20160425-0040100 Register's Office for Davidson County, Tennessee, dated April 22, 2016 and recorded on April 25, 2016.

This is improved property known as: **112 Stone Bridge Court, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22 day of November, 2022.

WITNESS MY HAND on this the 22 day of November, 2022.

Paige Scott
Paige Scott

Mark Scott by Paige Scott in his Attorney in Fact
Mark Scott by Paige Scott as his Attorney -in -Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Paige Scott,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Paige Scott** as Power of Attorney for **Mark Scott** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Paige Scott** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Wilson County, Tennessee, this 22 day of November 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Tonya Bohannon
AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 220467