Karen Johnson Davidson County
Batch# 996873 DEEDWARR
04/27/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $44.40
20230427-0031004

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-14414-2023

WARRANTY DEED

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of April 2023

NOTARY PUBLIC

My commission expires: 1-19-2025

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sheila A. Scumaci 1409 Oakhurst Dr. Nashville, Tn 37216	Same address as new owner	072-07-0-297

FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND AND 00/100 Dollars ($12,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KENNETH R. MEADOWS, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SHEILA A. SCUMACI, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located at 1407 Oakhurst Drive in the City of Nashville, 7th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 297.00 on Davidson County Property Map 72-07, and being more particularly described according to a survey by C & K Surveyors, L.L.C. William E. Crenshaw, R.L.S. #2395, dated November 5, 2014, as follows:

BEGINNING at an iron pin set in the easterly right-of-way of a 12' alley (#1124) at the Southernmost corner of the herein-described tract. Said beginning point being located N 54° 24' 30" W – 31.00' from an existing iron pin at the Northeast corner of the intersection of said 12' Alley and Oakhurst Drive. Thence, from said Point of Beginning, along the easterly right-of-way of the 12' Alley, N 54 ° 24' 30" W – 136.79' to an iron pin set at the Southeast corner of the intersection of two 12' Alleys, being the Northwest corner of the herein-described tract; Thence, along the southerly right-of-way of a 12' Alley (#1123), N62 ° 12' 54" E – 52.82' to an iron pin set at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Cameron S. Keyes property of record in Instrument No. 20100114-0003658, R.O.D.C., TN. Thence, leaving the southerly right-of-way of said 12' Alley, with the westerly line of the Keyes property, S 31 ° 45' 00" E – 122.58' to the Point of beginning, containing 3,230 square feet, more or less.

Being the same property conveyed to Kenneth R. Meadows from Spartan Land and Investments, GP, by Quitclaim Deed dated 04/10/2019 and recorded 04/11/2019 in Instrument No. 2019041-0033076,

Register's Office of said County.

Being the same property conveyed to Spartan Land and Investments, GP, a Tennessee general partnership, from Nina Moss d/b/a Moss Investments, by Warranty Deed dated 11/13/2014 and recorded 11/14/2014 in Instrument No. 20141114-0105426, Register's Office of said County.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is _X__unimproved ___ improved property, known as: 1407 Oakhurst Drive, Nashville, TN 37216

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS MY/OUR HANDS, this 26th day of April, 2023

GRANTOR(S)

Kenneth R. Meadows

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Kenneth R. Meadows, 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 seal, this the 26 day of April, 2023.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Printed Notary Name

My commission expires: _____

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 4-26-2023

Affiant Signature

4/27/2023
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 27 day of April, 2023.

Notary Public

(SEAL)

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: FEBRUARY 24, 2026