Karen Johnson Davidson County
Batch# 1006182 DEEDWARR
05/22/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20230522-0038422

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238335 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$350,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 19th day of May, 2023. Notary Public My Commission Expires: 12/24/26

KISHA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

WARRANTY DEED

THIS INDENTURE, made this 19th day of May, 2023, among:

REBECCA E. TAYLOR, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JONATHAN D. SCOTT AND NICOLE W. SCOTT, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit Number 2003 of Fairsted Park Condominiums, a Horizontal Property Regime Created under Title 66, Section 77-101 et seq., as amended, Tennessee Code Annotated and as established by Master Deed and By-Laws for Fairsted Park Condominiums of record as Instrument No. 20021121-0145225 and as amended as Instrument No. 20030328-0041138, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums as set out in Exhibit " C " to the Master Deed of record as Instrument No. 20021121-0145225 and being located upon Lot Number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, page 383, said Register's Office.

Being the same property conveyed to Rebecca E. Taylor by deed from Sally M. Underwood, an unmarried woman, dated September 1, 2020, of record in Instrument No. 20200903-0100373, Register's Office for Davidson County, Tennessee.

This property being known as 2003 Stokes Lane, Nashville, TN 37215.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Rebecca E Taylor

Rebecca E. Taylor

State of Tennessee
County of Blount

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Rebecca E. Taylor**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of May, 2023.

ALISHA WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF BLOUNT

Notary Public
My Commission Expires: 6/24/26

Owner Name & Property Address:

Name: Jonathan D. Scott and Nicole W. Scott
Address: 2003 Stokes Lane
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Jonathan D. Scott & Nicole W. Scott
Address: 950 Davidson Drive
City, State, Zip: Nashville, TN 37205

Tax ID: 177-7M-038.00

Certificate of Authenticity

I, Nick Harris, 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 May 19, 2023.

Affiant Signature

5/19/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 19th day of May, 2023.

Notary's Signature

My Commission Expires: _____
Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026