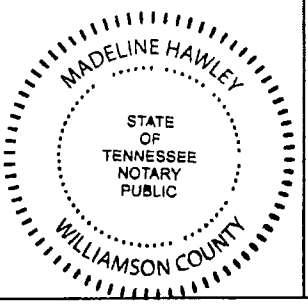


STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES: 12/28/26

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Scott Property Management, LLC	New Owner	172-14-0-01000
(NAME)	(NAME)	
817 Thurrock Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SKYLER CRUTHIRDS, AN UNMARRIED PERSON, AND NICHOLAS STREET, AN UNMARRIED PERSON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SCOTT PROPERTY MANAGEMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 10 on the Plan of Mt. Pisgah Heights of record in Plat Book 5210, Page 302, amended in Book 6128, Page 370, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Skyler Cruthirds, an unmarried person, and Nicholas Street, an unmarried person, as joint tenants with rights of survivorship

Being the same property conveyed to Skyler Cruthirds, an unmarried person, and Nicholas Street, an unmarried person, as joint tenants with rights of survivorship by Deed dated June 3, 2021 from Helen La'Moore Bond, unmarried, recorded June 8, 2021, in Instrument Number 20210608-0076847, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 608 Mount Pisgah Court, Nashville, TN 37211

Karen Johnson Davidson County
Batch# 1023023 **DEEDWARR**
07/06/2023 09 03 20 AM 2 pgs
Fees $13 00 Taxes $1,554 00

20230706-0051536

LT&E File #20227

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 my/our hand(s) this 16th day of June, 2023

Skyler Cruthirds

Nicholas Street

STATE OF TN
COUNTY OF Davidson

On this 16th day of June, 2023 before me, a notary public, personally appeared Skyler Cruthirds, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained

Notary Public
My Commission Expires 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF Davidson

On this 16th day of June, 2023 before me, a notary public, personally appeared Nicholas Street, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained

Notary Public
My Commission Expires. 03/09/2027

RAHUL MARUTI JAWALE
State of Tennessee Notary Public
Expires March 09, 2027
DAVIDSON COUNTY, TENNESSEE