Karen Johnson Davidson County
Batch# 1025272 DEEDWARR
07/12/2023 11 00 13 AM 2 pgs
Fees $13 00 Taxes $814 00
20230712-0053321

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES ~~MARCH 3, 2024~~ 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVE., NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
ELIJAH BROOKS	New Owner	**059-13-0-126.00**
(NAME) **3908 FLICKER DRIVE**	(NAME) 103 Marshall Greene Cir	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **THELMA L. SCANTLING A/K/A THELMA LOUISE SCANTLING, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ELIJAH BROOKS,** Single , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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. 251 on the Plan of Treppard Heights Subdivision, as of record in Book 2663, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Said Lot fronts 85 feet on the east side of Flicker Drive and extends back 167.5 feet on the south line and 192.7 feet on the north line to a dead line in the rear and measures 90 feet thereon.

Being the same property conveyed to Harry L. Scantling and wife, Thelma L. Scantling, from Dorris Wayne Craft and wife, Priscilla Gail Craft, by deed dated April 23, 1969, of record in Book 4329, Page 395, said Register's Office. The said Harry L. Scantling having since died May 19, 2022 leaving Thelma L. Scantling as the surviving tenant by the entirety.

See Order Establishing Conservatorship in Case No. 22P-1565 Second Circuit Court for Davidson County, Tennessee appointing Lamont Bunch as Conservator for Thelma Louise Scantling and Order Approving Contract for Sale of Real Property and Sale of Vehicles, in Case No. 22P-1565 in the Seventh Circuit Court for the Twentieth Judicial District Sitting in Nashville, Tennessee

This conveyance is subject to matters shown on the Plan of record in Book 2663, Pages 64 and 65; Restrictive Covenants of record in Book 2752, Page 213, and amended in Book 2797, Page 183; any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3908 FLICKER DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ES-EXP-23-3908

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 hand this 7th day of July, 2023

Lamont Bunch, Conservator for Thelma Louise Scantling

Lamont Bunch, Conservator for Thelma Louise Scantling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lamont Bunch, Conservator for Thelma Louise Scantling**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and that he as such Conservator, being authorized to do so, executed the within instrument for the purposes therein contained

Witness my hand and official seal at office, this 7th day of July, 2023

My commission expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public