Karen Johnson Davidson County
Batch# 1030241 DEEDWARR
07/25/2023 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20230725-0057184

# WARRANTY DEED

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2023.

Notary Public

MY COMMISSION EXPIRES: 9/7/2026

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carl Scott Jr. | New Owners | 033 060 A 042.00 C000 |
| (NAME) | (NAME) | |
| 104 Echo Hill Boulevard | 104 Echo Hill Blvd | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Goodlettsville, TN 37072 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Harold Wayne Gorrell and Patsy Gorrell, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Constance Scott and Carl Scott, Jr. wife and husband, joint tenants, 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. 72 on the Plan of Echo Hill Estates, Section 2, of record in Book 6900, Page 791, Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete legal description.

Being the same property conveyed to Marjorie Lee and Harold Wayne Gorrell and wife, Patsy Gorrell by deed from Old Hickory Credit Union of record in Book 8187, Page 595, Register's Office, Davidson County, Tennessee. The said Marjorie Lee having since died intestate December 13, 2021.

Further, being the same property conveyed to Patsy Gorrell by deed from Patsy J. Gorrell, as Administrator of the Estate of Marjorie L. Lee, deceased, of record in Instrument No. 20221201-0125978, Register's Office, Davidson County, Tennessee. See also Affidavit of Heirship in Instrument No. 20230711-0052880 and Instrument No. 20230711-0052879, said Register's Office. Patsy Gorrell and Patsy J. Gorrell are one and the same person.

This conveyance is subject to the following:

Any and all matters and notes on plat of record in Book 6900, Page 791, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 7489, Page 988, said Register's Office. Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Book 7699, Page 949, said Register's Office. Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 8265, Page 436, said Register's Office. Amendment to Restrictive Covenants of record in Book 9083, Page 26, said Register's Office.

Charter of Echo Hill Estates Homeowner's Association of record in Book 7495, Page 177 and Articles of Amendment of record in Book 7703, Page 641, Register's Office, Davidson County, Tennessee.

Any and all easements and minimum building setback lines of record.

unimproved ☐

This is improved ☑ property, known as 104 Echo Hill Boulevard, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 19th day of July, 2023.

Harold Wayne Gorrell

Harold Wayne Gorrell

Patsy Gorrell

Patsy Gorrell

STATE OF TENNESSEE

COUNTY OF Robertson

On this 19th day of July, 2023, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harold Wayne Gorrell and Patsy Gorrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
2-26-24

Notary Public,

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

## Certificate of Authenticity

I, Holly A Mason, 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 7/19/23.

Affiant Signature

7/19/23
Date

State of Tennessee
County of Davidson

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

Notary's Signature

(Notary Seal)

ALAN M. COHEN
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

My Commission Expires: 05-09-26