THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230645140** Karen Johnson Davidson County Batch# 1038967 DEEDWARR 08/16/2023 01:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,702.00 20230816-0063867	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $460,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2023. Notary Public My Commission Expires: 3/9/2027 STACY R JACOBS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Agneta Minea 5660 Oakes Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 171 02 0 010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marilyn Scott, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Agneta Minea**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood, as of record in Book 5800, Page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth Scott and wife, Marilyn M. Scott, by Warranty Deed from Michele D. Bailey, of record in Book 10956, Page 332, in the Register's Office of Davidson County, Tennessee, dated May 29, 1998 and recorded on June 02, 1998. The said Kenneth Scott since died on January 22, 2022, leaving Marilyn M. Scott as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood, as recorded in Plat Book 5800, Page(s) 232.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11356, Page 815 and amendments recorded in Book 1169, Page 906; Instrument No. 20020722-0087704; Instrument No. 20021121-0144877 and Rule regarding enforcement of governing documents recorded in Instrument No. 20150414-0032628.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7461, Page 805.

Easement recorded in Book 5866, Page 30; Book 11189, Page 612 and Book 11608, Page 467.

This is improved property located at 5660 Oakes Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2023.

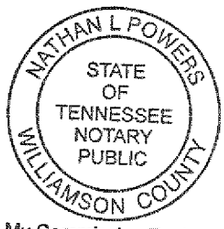
Marilyn Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marilyn Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2023.

Notary Public
My Commission Expires: _____



My Commission Expires
December 8, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 August 15, 2023

Date

Tonya Loftin

Affiant Signature

August 16, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of August 20 23

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)