Karen Johnson Davidson County
Batch# 1045170 DEEDWARR
09/01/2023 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20230901-0068658

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $431,000.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2023.

Notary Public
My commission expires:

NATHAN SWANN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
MY COMMISSION EXPIRES MARCH 15, 2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Scott 1261 Brentwood Highlands Dr. Nashville, TN 37211	2592 Snowbird Hollow Rd Franklin, TN 37064	172-04-0A 071.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THERESA M. ELY, INDIVIDUALLY AND AS TRUSTEE OF THE THERESA M. ELY REVOCABLE LIVING TRUST, DATED SEPTEMBER 19, 2012,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT SCOTT AND MICHAEL VALKAR,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Phase Two, Highlands of Brentwood (formerly Brentwood Highlands), of record in Instrument Number 200002090013331, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Theresa M. Ely, Trustee, or her successors in trust, under the Ely Revocable Living Trust, dated September 19, 2012, by Warranty Deed dated 01/24/2013, from Theresa M. Ely, of record in Instrument No. 20130219-0016520, in the Register's Office of Davidson County, Tennessee.

The said property was erroneously conveyed to the Theresa M. Ely, Trustee, or her successors in trust, under Ely Revocable Living Trust, dated September 19, 2012 which should have been vested as Theresa M. Ely, Trustee of the Theresa M. Ely Revocable Living Trust, dated September 19, 2012.

Also being the same property previously conveyed to Theresa M. Ely, an unmarried woman, by Warranty Deed dated 12/01/2006, from Bobbie L. Stacks, an unmarried woman, of record in instrument No. 20061206-0151046, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1261 Brentwood Highlands Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 30th day of August, 2023.

Theresa M. Ely, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Theresa M. Ely, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2023.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Theresa M. Ely Revocable Living Trust, dated September 19, 2012

BY: Theresa M. Ely TRustee
Theresa M. Ely, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Theresa M. Ely, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged Theresa M. Ely to be the Trustee of Theresa M. Ely Revocable Living Trust, dated September 19, 2012, and that Theresa M. Ely, as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trustee of the Theresa M. Ely Revocable Living Trust, dated September 19, 2012

Witness my hand and official seal this 30th day of August, 2023

My Commission Expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 08/30/2023.

Affiant Signature

08/30/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1st day of September, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY