WARRANTY DEED

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

JM-P-23-2925

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Jessica Casprowitz and Connor Robertson	**NEW OWNER**	
(NAME)	(NAME)	**072-06-4N-002.00-CO**
2925 Scott Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SCOTT KELLER VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA CASPROWITZ AND CONNOR ROBERTSON, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No B on the Plan of Scott Avenue Residences, as shown on Exhibit "A" of Scott Avenue Residences, of record in Instrument No 20210415-0050161, as Scrivener' s Affidavit in Instrument No 20210416-0051292 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Scott Keller Ventures, LLC by Warranty deed from AJA Real Estates Investments, LLC of record in Instrument No 20210414-0049861 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 14, 2021

This conveyance is subject to
- Taxes for the year 2023 and subsequent years
- Plan of record in Plat Book 421, Page 86, Register's Office for Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20210415-0050161 and Scriveners Affidavit recorded in Instrument No 20210416-0051292, Register's Office for Davidson County, Tennessee
- Charter of record in Instrument Number 20210427-0055762, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20210312-0032994, in the Register's Office for Davidson County, Tennessee
- Easement for sanitary Sewers and Storm Drainage of record in Book 4215, Page 70, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **2925 Scott Ave, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch# 1057928 **DEEDWARR**
10/05/2023 10 00 58 AM 2 pgs
Fees $13 00 Taxes $3,181 63

20231005-0078399

Witness my/our hand(s) this the 29th DAY OF SEPTEMBER, 2023

Scott Keller Ventures, LLC

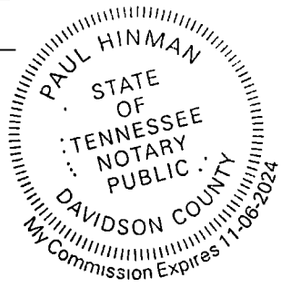
BY _____
Kristopher Esqueda
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTOPHER ESQUEDA, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGING MEMBER of SCOTT KELLER VENTURES, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGING MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 29th of September, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
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Nashville, TN 37212