WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062952 DEEDWARR
10/19/2023 01 07 12 PM 2 pgs
Fees $13 00 Taxes $1,287 60

20231019-0082076

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

B-ELAM-23-3908

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)
Kelsey Hime Anderson and Sunshine Marie LaSart	**New Buyer**	
(NAME)	(NAME)	**059-13-0-126.00**
513 Cathy Jo Cir		
(ADDRESS)	(ADDRESS)	
Nashville, 37211		
(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, **ELIJAH BROOKS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELSEY HIME ANDERSON AND SPOUSE, SUNSHINE MARIE LASART,** 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 Lot No. 251 on the Plan of Treppard Heights Subdivision, of record in Book 2663, Pages 64 and 65, in the Register's Office for Davidson County, Tennessee.

Said lots 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 by Warranty deed from Dorris Wayne Craft and wife, Priscilla Gail Craft of record in Instrument No Book 4329, page 395 Register's Office for Davidson County, Tennessee, dated April 23, 1969 and recorded on April 30, 1969

Harry Leon Scantling, Jr died May 19, 2022, his estate being administered through Davidson County Probate Court, Docket No 22P1570

Conservatorship of Thelma Louise Scantling being administered through Davidson County Probate Court, Docket No 22P1565

Being the same property conveyed to Elijah Brooks, single by Warranty Deed from Thelma L Scantling a/k/a Thelma Louise Scantling, unmarried of record in Instrument No 20230712-0053321 Register's Office for Davidson County, Tennessee, dated July 7, 2023 and recorded on July 12, 2023.

This conveyance is subject to.
- Taxes for the year 2024, and subsequent years.
- Subject to all matters shown on the Plan of record in Book 2663, Pages 64 and 65, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3987, Page 193, Book 2752, page 213 and Book 2797, page 183, 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. **3908 Flicker Dr, Nashville, Tennessee 37218**

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

Witness my/our hand(s) this the 18th DAY OF OCTOBER, 2023

Elijah Brooks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELIJAH BROOKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of October, 2023.

Notary Public
My Commission Expires 03-16-26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212