This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, Suite #130
Hendersonville, TN 37075
File Number: 9-2295-TC

Karen Johnson Davidson County
Batch# 1068066 DEEDWARR
11/02/2023 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20231102-0086038

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $499,900.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of November, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alan W. Reed 2030 Graceland Drive Goodlettsville, TN 37072	New Owner	007 15 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Loma Delores Scott, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Alan W. Reed, an unmarried man**, hereinafter called the Grantee, his 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. 120, Section Five, Grizzard Manor, as of record in Plat Book 4675, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot No. 120 fronts 100 feet on the Northerly side of Graceland Drive and runs back between lines, 764.7 feet, more or less, on the Easterly line and 817.03 feet, more or less, on the Westerly line, which is a broken line, to a dead line in the rear, upon which it measures 130 feet, more or less.

Being the same property conveyed to Bobby J. Scott and wife Loma Delores Scott, by Installment Deed from Goodlettsville Development Company General Partnership, a partnership by W. C. Moncrief, Jr. and J. C. Garrett, III, partners in said partnership, of record in Book 6276, Page 11, in the Register's Office of Davidson County, Tennessee, dated April 20, 1984, and recorded on April 23, 1984. Said Bobby J. Scott, having since passed on July 28th, 2023, thereby leaving Loma Delores Scott as tenant by the entirety.

This is improved property located at: **2030 Graceland Drive, Goodlettsville, TN 37072**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of November, 2023.

GRANTOR:

Loma Delores Scott

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Loma Delores Scott, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202311020086038

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 November 2, 2023

Affiant Signature

Date: 11/2/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this November 2, 2023

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

