QUITCLAIM DEED

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF November 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300, Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Scott Legacy, LLC	**New Owner**	**Tract 1: 06902009800** **Tract 2: 06902012000**
(NAME)	(NAME)	
4012 Enchanted Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **DEBORAH A. COLE,** HEREINAFTER COLLECTIVELY CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **SCOTT LEGACY, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN WASHINGTON COUNTY, STATE OF VIRGINIA AS FOLLOWS, TO WIT:

Karen Johnson Davidson County
Batch# 1073280 **DEEDQC**
11/17/2023 03:33:20 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20231117-0089937

SEE EXHIBIT A

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 17th day of November, 2023.

Deborah Cole

Deborah Cole

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th day of November 2023.

Notary Public

My Commission Expires: May 7, 2024

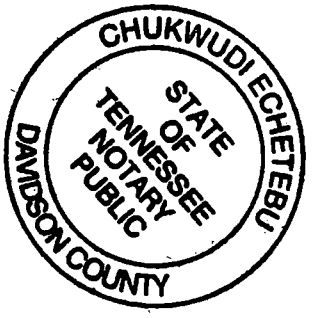


EXHIBIT A

Tract 1:

Being Lot No. 2 in the Resubdivision of Lot No. 6, Enchanted Hills, Section 1, as of record in Plat Book 5800, Page 298, Register's Office for Davidson County, Tennessee, beginning at an iron pin located in the northerly margin of Hydes Ferry Pike, as presently located, said point being the southeast corner of Lot No. 1 of said subdivision; thence along the line common to Lot No. 1 and Lot No. 2 N 20 degrees 46' 32' E 208.68 feet to an iron pin; thence along the north line of this described lot S 70 degrees 45' 09" E 19.10 feet to an iron pin; thence S 57 degrees 11' 36" E 96.59 feet to an iron pin; said point being the northeast corner of this lot; thence along the east line of this described lot S 21 degrees 50' 00" W 190.00 feet to a concrete monument in the north margin of Hydes Ferry Pike; thence with said margin with a curve to the left having a radius of 6,416.20 feet, a distance of 110.00 feet to the point of beginning, containing 22,516 sq. ft., .52 acres, more or less.

Being the same property conveyed to Deborah A. Cole by Quitclaim Deed from Larry Neal Cole, Jr. and Deborah A. Cole, both unmarried, by and through Trustee, Richard Manson, of record in Instrument #20121023-0097091 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 4320 Ashland City Highway Nashville, Tennessee 37218.

Tract 2:

Being Lot No. 12, Enchanted Hills, Section 13C, of record in Book 6900, page 713, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Deborah A. Cole by Quitclaim Deed from Larry N. Cole of record in Instrument #20001121-0115155 in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as 4012 Enchanted Way Nashville, Tennessee 37218.