Karen Johnson Davidson County
Batch# 1075531 DEEDWARR
11/28/2023 08:21:25 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20231128-0091622

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2023.

Notary Public

My Commission Expires: 03/09/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Gregory Drew Scott	NEW OWNER	133-16-0A-089.00 CO
5807 Montaque Avenue		
Rockvale, TN 37153		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Cameron S. James, as Trustee of the Cameron S. James Living Trust dated June 23, 2023

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory Drew Scott

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 Unit H-1 on the Plan of Harding Glen Condominium *(formerly known as Barcelona Condominium)* created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6400, Page 801, as amended in Book 9397, Page 814, Book 11509, Page 965, Instrument Number 20070926-0114999 (corrected in Instrument Number 20171004-0101537), and Instrument Number 20180606-0054269, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.

BEING the same property conveyed to Cameron S. James, as Trustee of the Cameron S. James Living Trust dated June 23, 2023, by Quitclaim Deed from Cameron James, dated 6/23/2023 and recorded 7/13/2023 in Instrument No. 20230713-0053720; and being the same property previously conveyed to Cameron James, by Quitclaim Deed from Jennifer James, dated 10/17/2022 and recorded 10/18/2022 in Instrument No. 20221018-0113695; and being the same property previously conveyed to Cameron James and Jennifer James, husband and wife, by Warranty Deed from Dustin Plummer, married, dated 6/17/2021 and recorded 6/21/2021 in Instrument No. 20210621-0083650, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 270 Tampa Drive, Apt. H1, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-270

Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 17th day of November, 2023.

The Cameron S. James Living Trust dated June 23, 2023

BY: _____
Cameron S. James, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cameron S. James, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument as Trustee of The Cameron S. James Living Trust dated June 23, 2023, and who further acknowledged that he executed the same as his free act and deed and by the authority granted him as Cameron S. James Living Trust dated June 23, 2023.

Witness my hand and official seal at Murfreesboro, Tennessee, this 17th of November, 2023.

_____
Notary Public

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY