Karen Johnson Davidson County
Batch# 1081386 DEEDWARR
12/13/2023 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20231213-0095895

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231146210

WHEN RECORDED RETURN TO:
Momentum Title, LLC
1704 Charlotte Avenue #105
Nashville, TN 37203
File No. S-2025-mc

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of December, 2023.

Notary Public
My Commission Expires: 3-6-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Deerre'll Taylor 5170 Hickory Hollow Parkway #800 Antioch TN 37013	Churchill Mortgage 1749 Mallory Lane Ste 100 Brentwood Tn 37027	Tax Parcel ID No. 163 05 0A 046.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Brandon Scott and Niesha Scott, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deerre'll Taylor, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of A Horizontal Property Regime (Private Element), Phase 1, Hickory Hollow Townhomes (Mill Park) of record in Plat Book 9700, Page 686, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the properly.

Being the same property conveyed to Mark Brandon Scott and Niesha Scott, Husband and Wife, as Joint Tenants, by Warranty Deed from Opendoor Property D LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190510-0043896, in the Register's Office of Davidson County, Tennessee, dated May 6, 2019 and recorded on May 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase I, Hickory Hollow Townhomes (Mill Park), as recorded in Plat Book 9700, Page(s) 686.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, as recorded in Plat Book 9700, Page 538.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Hollow Townhomes, Phase I, as recorded in Plat Book 9700, Page 539.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10719, Page 425; amended in Book 11167, Page 757; Book 11167, Page 759 and in Instrument No. 20141231-0119109 and Architectural change request procedures recorded in Instrument No. 20110208-0011084.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20000126-0008508.

Easement for Ingress and Egress, recorded in Book 11378, Page 991.

Easement recorded in Instrument No. 20170206-0012426.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10506, Page 278. Rules and Regulations recorded in Instrument No. 20080304-0021743; Instrument No. 20140902-0079467; Instrument No. 20160223-0017010 and Instrument No. 20161028-0113925

This is improved property located at 5170 Hickory Hollow Parkway #800 Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of December, 2023.

Mark Brandon Scott

Niesha Scott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Brandon Scott and Niesha Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of December, 2023.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/8/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 12/8/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of December, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

