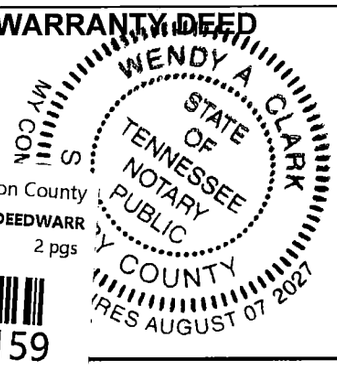
WARRANTY DEED

Karen Johnson
Batch # 1084150
12/20/2023 12:36:53 PM
Fees: $12.00 Taxes: $0.00
20231220-0098159
Davidson County
DEEDWARR
2 pgs



State of Tennessee
County of Shelby

THIS TRANSFER IS EXEMPT FROM TRANSFER TAX PURSUANT TO T.C.A §67-4-409(a)(1)(C)(vi).

Brianna Lambert as agent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12-19-2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Delta Title Services, LLC, 6489 N. Quail Hollow Road, Suite 102, Memphis, TN 38120

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Richard Scarbrough, Trustee of the John Richard Scarbrough Revocable Living Trust dated December 1, 2023	John Richard Scarbrough, Trustee of the John Richard Scarbrough Revocable Living Trust dated December 1, 2023	118 03 0 098.00
2724 Rosedale Place	2724 Rosedale Place	
Nashville, TN 38211-2075	Nashville, TN 38211-2075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations the receipt of which is hereby acknowledged, I, John Richard Scarbrough, a married man, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey unto John Richard Scarbrough, Trustee of the John Richard Scarbrough Revocable Living Trust dated December 1, 2023 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:

Lot 2, on the Plan of Phase One Rosedale Place, as shown on Plat of record in Plat Book 11190, Page 3, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor herein by Warranty Deed of record at Instrument Number 20200706-0072174 in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 2703 Rosedale Place, Nashville, TN 37211

AT THE REQUEST OF THE PARTIES HERETO, THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION.

Grantor hereby covenants that the aforementioned real property does not constitute his personal residence or homestead for the state of Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantors, its heirs and assigns forever; and Grantor covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except for

Subdivision restrictions, building lines and easements of record; all in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

All assessments, city taxes due for the tax year 2024, and county taxes due for the tax year 2024, and thereafter, not yet due and payable, all for Parcel Number 118 03 0 098.00.

and it does further covenant and bind itself, its 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. 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 hand this December 1, 2023.

John Richard Scarbrough

State of Tennessee
County of Shelby

Personally appeared before me, the undersigned, John Richard Scarbrough, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Memphis, dated December 1, 2023.

Notary Public

My Commission Expires: _____

Return to:
Delta Title Services, LLC
6489 N. Quail Hollow Rd., Ste. 102
Memphis, TN 38120

