BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1113442 DEEDWARR
03/21/2024 09:44:47 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20240321-0019517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

JOSEPH WHITE TENNESSEE NOTARY PUBLIC My Comm Exp. April 27, 2025 COUNTY OF WILLIAMSON

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Best Home, LLC	Same as New Owner	
(NAME)	(NAME)	173-01-0-106.00
635 Foster Lane		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KRISTINA BEATY AND MELANIE BRANHAM AND TIFFANY HOPSON AND PAMELA SCOTT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEST HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEES, THEIR 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. 34 on the Plan of Monte Carlo, Section IIC of record in Plat Book 5200, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the northerly side of Cedarmont Circle at the common corner of Lots 33 and 34; thence with the line between said two lots north westerly 127.09 feet to a point; thence westerly 63.90 feet to a point; said point in the easterly margin of Cedarmont Drive; thence with the easterly margin of said drive, southerly 147.42 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, southeasterly 39.27 feet to the northerly margin of Cedarmont Circle; thence with the northerly margin of said Circle northeasterly 70.86 feet to the point of beginning.

Being the same property conveyed to Thomas J. Scott and wife, Yvonne S. Scott by Warranty Deed from Central Builders, Inc. of record in Book 5549, page 759, Register's Office for Davidson County, Tennessee, dated December 31, 1979 and recorded on January 02, 1980.

Being the same property conveyed to Thomas J. Scott by Quitclaim Deed from Yvonne S. Scott of record in Instrument No. 20020208-0017321 Register's Office for Davidson County, Tennessee, dated January 30, 2002 and recorded on February 08, 2002. Thomas J. Scott died intestate on August 26, 2023, leaving Kristina Beaty, Melanie Branham, Tiffany Hopson, and Pamela Scott as his sole heirs at law as referenced in Instrument No. 20240321-0019516 **, Register's Office for Davidson County, Tennessee. This was not the primary residence of the Grantors.**

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 432 Cedarmont Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

JW2024-260

Witness my hand this 14th day of March, 2024

KRISTINA BEATY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kristina Beaty, the bargainor, 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 14th day of March, 2024.

Commission expires: April 16th, 2027

Notary Public

NOPPAWAN JANTARINTU
Notary Public - California
Los Angeles County
Commission # 2441733
My Comm. Expires Apr 16, 2027

Witness my hand this 14th day of March, 2024

TIFFANY HOPSON

STATE OF GEORGIA
COUNTY OF PAULDING

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tiffany Hopson, the bargainor, 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 14th day of March, 2024.

Commission expires: 10/04/2024

Notary Public

VERNETTA D GREGORY
NOTARY PUBLIC
Oct 4 2024
PAULDING COUNTY
STATE OF GEORGIA

Witness my hand this 14th day of March, 2024

MELANIE BRANHAM

PAMELA SCOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melanie Branham and Pamela Scott, the bargainors, 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 and official seal this 14th day of March, 2024.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

Notary Public

JW2024-260