THIS INSTRUMENT PREPARED BY:

C. WAYNE TOMERLIN
ATTORNEY AT LAW
24 PUBLIC SQUARE
LAWRENCEBURG, TN 38464

Karen Johnson Davidson County
Batch# 1126717 DEEDWARR
04/24/2024 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240424-0029637

FROM: MICHELE SHARP SCOTT, MARRIED

TO: ALDEN HORTON AND JULI GARNER HORTON, HUSBAND AND WIFE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THOUSAND AND 00/100 ($900,000.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said MICHELE SHARP SCOTT, MARRIED has bargained and sold and does hereby bargain, sell, convey and confirm unto ALDEN HORTON AND JULI GARNER HORTON, HUSBAND AND WIFE, the following described real estate, being more fully described as follows:

Land in Davidson County, Tennessee, being Lot(s) 8 and easterly 30 feet of Lot No. 9 of Block 1, as shown on the map entitled Fairfax Place, of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Said Lot No. 8 and the easterly part of Lot No. 9 front together 90 feet on the northerly side of Blakemore Avenue and run back between parallel lines 140.43 feet to an alley.

Subject to all matters shown on the Plan of record in Book 547, page 137 and 138, Register's Office of Davidson Co., TN

Subject to Restrictive Covenants contained in instrument of record in Book 840, page 449, Register's Office of Davidson Co., TN.

Being the same property conveyed to ETHEL W. GILLEM, by deed from ELBERT J. LITTLE AND WIFE, ELEANOR B. LITTLE, of record in Book 4062, page 938, dated September 20, 1966, said Register's Office. The said Ethel W. Gillem having since died testate leaving said property to Harriet Gillem Sharp (Hill) pursuant to her will of record in Will Book 87, page 520 (Pending Copy), Seventh Circuit Probate Court Davidson County, Tennessee. Pursuant to a Final Decree of Divorce, JOHN EDWIN HILL conveyed any interest he might have in said property to HARRIET GILLEM HILL by quitclaim deed of record in Book 7526, Page 35, dated April 15, 1988, said Register's Office. HARRIET GILLEM HILL, A SINGLE PERSON subsequently conveyed her interest in said property to BRYAN K. SHARP by quitclaim deed of record in Book 10091, Page 651, dated June 12, 1996, said Register's Office. BRYAN K. SHARP created a tenancy by the entirety with wife, BAMBI SHARP by quitclaim deed of record in Book 10161, Page 871, dated July 18, 1996, said Register's Office. Pursuant to a Final Decree of Divorce of record in Docket No. 9D-2299 in the Eighth Circuit Court for Davidson County, Tennessee, BAMBI SHARP conveyed her interest in said property to BRYAN K. SHARP by quitclaim deed of record in Instrument No. 20091102-0101120, dated October 8, 2009, said Register's Office. BRYAN K. SHARP died testate on or about December 3, 2021, devising said property to HARRIET GILLEM HILL by will of record in Docket No. 22P1554, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. HARRIET GILLEM HILL predeceased BRYAN K. SHARP leaving only his sister, MICHELE SHARP SCOTT as his only heir by law.

DONALD SCOT JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY INTEREST HE MAY HAVE IN SAID PROPERTY BY REASON OF HIS MARRIAGE TO MICHELE SHARP SCOTT.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title, and interest, thereto belonging to the said ALDEN HORTON AND JULI GARNER HORTON,

HUSBAND AND WIFE, their heirs and assigns forever. And I do covenant with the said ALDEN HORTON AND JULIE GARNER HORTON, HUSBAND AND WIFE, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as set out above.

And I do further covenant and bind myself, my successors and assigns, to warrant and forever defend title to said land to ALDEN HORTON AND WIFE, JULI GARNER HORTON, their heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 23rd DAY OF APRIL, 2024

Michele Sharp Scott
MICHELE SHARP SCOTT

Donald Scott
DONALD SCOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of April, 2024 before me personally appeared MICHELE SHARP SCOTT AND HUSBAND DONALD SCOTT to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Nashville, in the State of Tennessee.

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3-24-2027

We hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $900,000.00
$[redacted] which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Payne
Affiant

Subscribed and sworn to before me, this 23 day of April, 2024

Notary Public
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Map/Parcel 104-07-0-088.00
Property Address: 3008 Blakemore Avenue, Nashville, TN 37027
SEND TAX BILLS TO :
New Owner - 3008 Blakemore Ave., Nashville TN 37027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on Apr 23, 24 (date of document).

Jennifer L. Pennell

Apr 24, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of Apr, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

