Return to:

DELTA TITLE SERVICES, LLC
DOUGLAS R. BEATY, ESQ.
6489 N. QUAIL HOLLOW RD., STE. 102
MEMPHIS, TN 38120

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-3077-SL

Karen Johnson
Batch # 1127736
04/26/2024 10:28:14 AM
Fees: $13.00 Taxes: $3,515.00
20240426-0030328

Davidson County
DEEDWARR
2 pgs



STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant as agent

Subscribed and sworn to before me, this the 24th day of April, 2024.

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pam Ann Owen Scarbrough, Trustee of The Pam Ann Owen Scarbrough Revocable Living Trust dated December 1, 2023 and John Richard Scarbrough, Trustee of The John Richard Scarbrough Revocable Living Trust dated December 1, 2023 6132 Gardendale Drive Nashville, TN 37215	The New Owner	158 03 0 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Thomas S. McCollum and Denise McCollum, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pam Ann Owen Scarbrough, Trustee of The Pam Ann Owen Scarbrough Revocable Living Trust dated December 1, 2023, as to a 71% undivided interest and John Richard Scarbrough, Trustee of The John Richard Scarbrough Revocable Living Trust dated December 1, 2023, as to a 29% undivided interest**, hereinafter called the Grantee(s), his/her/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. 58 on the Plan of HILLSBORO PARK, SECTION II of record in Plat Book 2331, Page (s) 61 and 62, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas S. McCollum and Denise McCollum, husband and wife, by Warranty Deed from Ryan H. Alsup and wife, Laura R. Alsup, of record in Instrument No. 20180502-0041586, in the Register's Office of Davidson County, Tennessee, dated April 26, 2018 and recorded on May 02, 2018.

This is ☒ improved or ☐ unimproved property located at: **6132 Gardendale Drive, Nashville, TN 37215**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all

subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 24th day of April, 2024.

GRANTOR:

Thomas S. McCollum

Denise McCollum

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas S. McCollum and Denise McCollum, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of April, 2024.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 5-11-26