This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-3175-LB

Karen Johnson Davidson County
Batch# 1127945 DEEDWARR
04/29/2024 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20240429-0030590

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2024.

Notary Public
My Commission Expires: 5/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke James Scott 329 East Due West Avenue Nashville, TN 37115	Baxter Credit Union, ISAOA/ATIMA 340 North Milwaukee Avenue Vernon Hills, IL 60061	051 12 0 071.00

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, **TN Investment Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Luke James Scott, a single man**, 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. 9, on the Map of George F. Roth's Subdivision of Lots 19 and 23 of Montague Subdivision, not of record and described as follows:

Beginning at a point on the Northeasterly margin of Due West Avenue, 457.5 feet Southeast of the Southeasterly margin of Millikins Bend Road, being the common corner of Lots 8 and 9, said point also being 215 feet Northwest of the Northwest margin of Goldilocks Street; thence Northeasterly, with the line between Lots 8 and 9; 200 feet to the rear line of Lot 12; thence with the rear line of Lots 12 and 11, Southeasterly parallel to the Northeast margin of Due West Avenue, 50 feet to a point which is 165 feet Northeast of Goldilocks Street; thence Southwesterly, parallel to the margin of Goldilocks Street, 200 feet to the Northeast margin of Due West Avenue; thence with the margin of said Avenue Northwesterly 50 feet to the beginning.

Being the same property conveyed to TN Investment Group LLC, a Tennessee limited liability company by Warranty Deed from Brenda D. Wynn, married, (signed Brenda Wynn Hendrick Rosenstone), dated January 5, 2024 and recorded January 14, 2024 in Instrument No. 20240112-0002690, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **329 East Due West Avenue, Madison, TN 37115**

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 26th day of April, 2024.

GRANTOR:

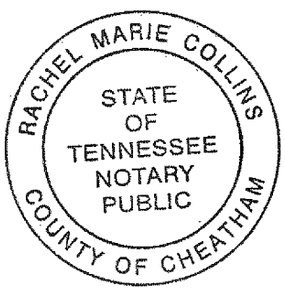
TN Investment Group, LLC, a Tennessee Limited Liability Company

By: _____
Robert Fletcher, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Robert Fletcher,** 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 is the **Member of TN Investment Group, LLC,** the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2024.



Rachel Marie Collins
Notary Public
My Commission expires: 3-21-2028

202404290030590

- **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** 4/26/24 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 4/26/24

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th **day of** April, **2024.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

