Karen Johnson Davidson County
Batch# 1137712 DEEDWARR
05/21/2024 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240521-0037958

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$850,000.00.** Affiant Subscribed and sworn to before me, this 21 day of May, 2024. Notary Public My commission expires: (AFFIX SEAL)

TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126
G #37221-5

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Samuel Joseph Scudellari and Alyssa Marie Scudellari	NEW OWNER	**PART OF 090-16-0-202-00**
517 Scholarship Drive		**For 2024 & thereafter:**
Nashville, TN 37209		**090-16-1-E-002-00co**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMI Drake Daughters, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samuel Joseph Scudellari and Alyssa Marie Scudellari, _____

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 Unit No. 517 on the Plan of Homes at Achievement and Scholarship, (formerly known as Homes at 538 Achievement Drive), a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at Achievement and Scholarship, (formerly known as Homes at 538 Achievement Drive), a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230807-0060671 and amended in Instrument No. 20230925-0075312, and see Attorney's Certificate of record in Instrument No. 20231003-0077875, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Homes at Achievement and Scholarship shown on Exhibit "C" to the First Amendment to the Declarations of record in Instrument No. 20230925-0075312, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Ryan Hunt, a single person, by Warranty Deed dated May 31, 2023, from Melissa Faye Black Garris and Terry Anthony Black, Heirs at Law of the Estate of Betty Joe Carter Black, of record in Instrument No. 20230605-0042443, said Register's Office for Davison County, Tennessee. And further being part of the same property conveyed to AMI Drake Daughters LLC, a Tennessee limited liability company, by Quitclaim Deed dated July 28,2023, from Ryan Hunt, an unmarried man, of record in Instrument No. 20230728-0058486, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the First Amendment to the Declaration of record in Instrument No. 20230925-0075312, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions, and Restrictions for Homes at Achievement and Scholarship, (formerly known as Homes at 538 Achievement Drive), a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230807-0060671 and Amended in Instrument No. 20230925-0075312, and ByLaws appended thereto, and Attorney's Certificate of record in Instrument No. 20231003-0077875, said Register's Office.**

3) **Charter of Homes at Achievement and Scholarship Townhouse Corporation of record in Instrument No. 20231003-0077779, said Register's Office.**

4) **All matters shown on the Plan of record in Plat Book 2663, Pages 111 and 112, said Register's Office.**

5) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved (_X___) Unimproved (____) property, known as: **517 Scholarship Drive, Nashville, TN 37209**

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 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.

Witness my/our hand(s) this **19th** day of **May, 2024.**

AMI Drake Daughters, LLC, a Tennessee limited liability company

Ryan Hunt, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Hunt**, with whom I am personally acquainted (or proved to me on the basis of the satisfactory evidence), and who upon oath acknowledged himself to be the **Sole Member** of **AMI Drake Daughters, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Ryan Hunt**, as **Sole Member**.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2024.**

Notary Public

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 19, 2024.

Affiant Signature

5/19/2024

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 19 day of May, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY