Karen Johnson Davidson County
Batch# 1144300 DEEDWARR
06/06/2024 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20240606-0042511

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $849,999.00.

Affiant

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn before me this the 30th day of May, 2024.

Notary Public
My commission expires: 5-5-25

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Shane B. Scott 701 Sills Ct. Nashville, TN 37220	New Owner	146-07-0 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM P. BARNES AND WIFE, PAIGE F. BARNES**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SHANE BERNARD SCOTT AND WIFE DA'VET NICOLE SCOTT,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Creighton Meadows, of record in Plat Book 2854, page 48, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to William P. Barnes and wife, Paige F. Barnes, by deed dated 07/23/1999, from Timothy Charles Killom and Kathleen Short Killom, Trustees of the Killom Family Living Trust, of record in Book 11590, page 786, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 701 Sills Ct., Nashville, TN 37220.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of May, 2024.

William P. Barnes

Paige F. Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **William P. Barnes and Paige F. Barnes**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2024.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

CERTIFICATE OF AUTHENTICITY

I, Andrea P. Perry, 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 30, 2024 (date of document).

Affiant Signature

6-4-24
Date

STATE OF TENNESSEE

COUNTY OF Davidson

Sworn to and subscribed before me this 4th day of June, 2024.

Notary's Signature

My Commission Expires: 5-5-25.

KIMBERLEY J. RAYMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY