WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-2025

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

Karen Johnson Davidson County
Batch# 1145228 DEEDWARR
06/10/2024 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20240610-0043369

This area for recording stamp

MST 2024-0704

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa E. Lucero	Flagstar Bank, NA	161-15-0B-035.00-CO
(NAME)	(NAME)	
503 Swiss Avenue	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Troy MI 48098	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Connor Jason Scott, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lisa E. Lucero, an unmarried woman,** 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 35, Rosemonte Townhomes, as established under Master Deed of record in Instrument Number 20051117-0138877, amended in Instrument Number 20070517-0059078, in the Register' s Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Connor Jason Scott, an unmarried man by Warranty Deed from Jaylene Hall, an unmarried woman, and Jason Hall, a married man of record in Instrument No. 20201119-0136274 Register's Office for Davidson County, Tennessee, dated November 16, 2020 and recorded on November 19, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 763, and Surveyor's Certificate of Correction of record in Book 6749, Page 640, and in Book 6900, Page 806, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Boundary Plat of record in Instrument Number 20021107-0137236, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan as set out on Exhibit "B" to the First Amendment to the Master Deed of record in Instrument Number 20070517-0059078, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20051117-0138877 and as amended in Instrument Number 20070517-0059078, Register's Office for Davidson County, Tennessee. Charter of RoseMonte Townhomes Owner's Association, Inc. of record in Instrument Number 20051122-0141352, in the Register's

Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 2400, Page 596, in the Register's Office for Davidson County, Tennessee. Permanent Easement and Right of Way for Street Purposes of record in Book 4730, Page 607, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6710, Page 495, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water Distribution Lines and Access Road, of record in Instrument Number 20020919-0114212, in the Register's Office for Davidson County, Tennessee.

This property, known as 503 Swiss Avenue, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 29th DAY OF May, 2024.

Connor Jason Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Connor Jason Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of May, 2024.

Notary Public

My commission expires: 7-20-2024

(SEAL)

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

True Copy Certification

I, Yvette Meldrum, 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 29, 2024.

Signature
June 10, 2024

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this June 10, 2024

Notary's Signature
My Commission Expires: 01/23/2028

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON