Karen Johnson Davidson County
Batch# 1148229 DEEDWARR
06/18/2024 07:53:30 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30
20240618-0045442

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240547644**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) 38191 The actual consideration or value, whichever is greater, for this transfer is: $1,699,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2024. Notary Public My Commission Expires: _____ KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT. 6, 2025

WARRANTY DEED

Address New Owner: William Edward Scott III and Elizabeth C. Scott 5309 Camelot Court Brentwood TN 37027	Send Tax Bills To: Bank of America 4500 Amon Carter Blvd. Ft Worth, TX 76155	Tax Information: Tax Parcel ID No. 145 14 0 018.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Spencer Crosswy and spouse, Megan Roddick Crosswy, as to a seventy-two percent (72%) interest, and William Caldwell Crosswy and spouse, Susan Nordin Crosswy, as to a twenty-eight percent (28%) interest, the 72% and 28% interests, as they relate to one another, held as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Edward Scott III and Elizabeth C. Scott, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of CAMELOT ACRES, SECTION ONE, of record in Plat Book 3700, Page 98, 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 William Spencer Crosswy and spouse, Megan Roddick Crosswy, a seventy-two percent (72%) interest, and William Caldwell Crosswy and spouse, Susan Nordin Crosswy, a twenty-eight percent (28%) interest, the 72% and 28% interests, as they relate to one another, are to be held in tenancy in common, by Warranty Deed from Nicholas L. Paul and wife, Pamela D. Paul, of record in Instrument No. 20140807-0071299, in the Register's Office of Davidson County, Tennessee, dated August 05, 2014 and recorded on August 07, 2014.

The execution of this instrument is affected by the signature of William Spencer Crosswy as Attorney-in-Fact for William Caldwell Crosswy and Susan Nordin Crosswy. See Limited Power of Attorney recorded in Instrument Nos. _202406180045440_ and _202406180045441_ Register's Office for Davidson County, Tennessee.

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 record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMELOT ACRES, SECTION ONE, as recorded in Plat Book 3700, Page(s) 98.

This is improved property located at 5309 Camelot Court Brentwood TN 37027

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMELOT ACRES, SECTION ONE, as recorded in Plat Book 3700, Page(s) 98.

This is improved property located at 5309 Camelot Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 17th day of June, 2024.

William Spencer Crosswy

Megan Roddick Crosswy

William Caldwell Crosswy by William Spencer Crosswy as Attorney-In-Fact
William Caldwell Crosswy
By William Spencer Crosswy, as Attorney-In Fact

Susan Nordin Crosswy by William Spencer Crosswy as Attorney-In-Fact
Susan Nordin Crosswy
By William Spencer Crosswy, as Attorney-In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, William Spencer Crosswy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact for William Caldwell Crosswy and Susan Nordin Crosswy, and he is authorized by William Caldwell Crosswy and Susan Nordin Crosswy, to execute this instrument on their behalf.

Witness my hand, at office, this 17th day of June, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Megan Roddick Crosswy, and William Caldwell Crosswy and Susan Nordin Crosswy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of June, 2024.

Notary Public
My Commission Expires: _____

JONATHAN B HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Tennessee Certification of Electronic Document

I, George Mudter, 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 6/17/24 (date of document).

Affiant Signature

6/17/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 7, 2027