Karen Johnson Davidson County
Batch# 1149156 DEEDWARR
06/20/2024 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $14,060.00
20240620-0046376

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240648013

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-20-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,800,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of June, 2024.

Daniel Thompson
Notary Public
My Commission Expires: 12/20/27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David Scoville and Janet Scoville 5639 Granny White Pike Brentwood TN 37027	New Owner	Tax Parcel ID No. 159-00-0-181.00

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, **Brian S. Jones and Jennifer M. Jones, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **David Scoville and Janet Scoville, husband and wife**, ("Grantees"), their 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(s) 2, as shown on the map entitled Hargett Heights, of record in Plat Book 4595, page 142, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BRIAN S. JONES and JENNIFER M. JONES, HUSBAND AND WIFE, by deed from GAYLE A. LOFLIN, of record in Instrument No. 20151230-0131318, dated December 21, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 159-00-0-181.00.

Matters shown on the Plan of record in Plat Book 4595, page 142, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1308, page 505 and Book 2039, page 182, said Register's Office.

This is improved property located at 5639 Granny White Pike 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 18th day of June, 2024.

Brian S. Jones

Jennifer M. Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian S. Jones and Jennifer M. Jones, 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 18th day of June, 2024.

Notary Public

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Karla I Kard, 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 06/18/2024 (date of document).

Karla I Kard
Affiant Signature

06/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of June, 2024.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

