WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/09/2027 (AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

Karen Johnson
Batch # 1152440
06/28/2024 12:01:38 PM
Fees: $23.00 Taxes: $2,719.50

Davidson County
DEEDWARR
4 pgs

20240628-0048783

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Campbell Scholl **Scottie Scholl**	New American Funding, LLC	
(NAME) **759A Alloway Street**	(NAME) 14511 Myford Rd., Ste. 100	**105-06-0E-002.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACHARY NELSON, AN UNMARRIED MAN AND JACOB MCMILLAN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMPBELL SCHOLL, A SINGLE MAN AND SCOTTIE SCHOLL, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A established pursuant to the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime With Private elements, with said Unit being depicted on Exhibit "B" to said Declaration, of record in Instrument Number 20140806-0070603; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements as shown as on Exhibit "A" thereto, of record in Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Nelson and Jacob McMillan, both unmarried by Warranty Deed from Samuel D. Nugent and W. Todd Stutts, both unmarried, as Tenants in common with right of survivorship of record in Instrument No. 20210826-0115109 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 26, 2021.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 143, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20140806-0070603, as amended in Instrument No. 20151209-0124097, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **759A Alloway Street, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 24th DAY OF JUNE, 2024.

Zachary Nelson

Zachary Nelson

STATE OF New York

COUNTY OF Clinton

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

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 24 DAY OF JUNE, 2024.

Jacob McMillan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of June, 2024.

Notary Public
My Commission Expires: 5.5.25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Brian Mitchell, 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 June 24, 2024 (date of document).

Brian Mitchell

Affiant Signature

Date June 26, 2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of June, 2024.

S Chapel Drummond

Notary's Signature

MY COMMISSION EXPIRES: 11-3-25

