This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-3933-KP

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File 1-23089-TR

Karen Johnson Davidson County
Batch# 1165759 DEEDWARR
08/02/2024 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20240802-0058831

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant
Subscribed and sworn to before me, this the 31st day of July, 2024.

Notary Public
My Commission Expires: 5-9-2026

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tony Patton 4712 Crystal Brook Drive Nashville, TN 37013	New Owner	147-03-0B-080-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Maureen Rita Scarborough, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tony Patton, Individual**, hereinafter called the Grantee(s), his/her/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 No. D-1 on the Plan of Southern Hills Condominium, a Horizontal Property Regime With Private Elements of record in Exhibit "A-2" in the Declaration of Covenants, Conditions and Restriction in Plat Book 6594, Page 502, 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 Robert Scarborough and Maureen Scarborough by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee of record in Instrument No. 20021121-0144662 Register's Office for Davidson County, Tennessee, dated March 13, 2002 and recorded on November 21, 2002.

The said Robert Scarborough having since died on or about January 26, 2017 leaving Maureen Scarborough as the remaining tenant by the entirety.

This is improved property located at: **370 Wallace Road, D1, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 31st day of July, 2024.

GRANTOR:

Maureen Scarborough

Maureen Scarborough

STATE OF FLORIDA
COUNTY OF ~~Indian River~~

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maureen Scarborough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained. ~~LAKB~~ FL Driver License physical presence

WITNESS my hand and seal at office this ~~31st~~ 29th day of July, 2024.

Notary Public Rosa Barajas
My Commission expires: ~~8-17-2027~~

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 7/31/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/1/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st **day of** August, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

