WARRANTY DEED

Karen Johnson Davidson County
Batch# 1174633 DEEDWARR
08/27/2024 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240827-0065609

File #24-TC-4118-P

(SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Majett and Patricia Majett	**NEW OWNER**	
(NAME)	(NAME)	**061 06 0 098.00**
4118 Edwards Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

BRENT M. SCOTT, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL MAJETT AND PATRICIA MAJETT, HUSBAND AND WIFE,

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 tract or parcel of land in Davidson County, Tennessee, is further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of RESUBDIVISION OF PART OF MAPLEWOOD HEIGHTS, of record in Plat Book 2854, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent M. Scott, an unmarried man, by Warranty Deed from The Estate of Edsel Ray Swatzell, Bette Carter, Executrix and Trustee The Estate of Ronald E. Swatzell, Bette Carter, Conservator, of record in Instrument No. 20080902-0089908, in the Register's Office of Davidson County, Tennessee, dated August 28, 2008 and recorded on September 02, 2008.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF MAPLEWOOD HEIGHTS, as recorded in Plat Book 2854, Page(s) 13, Resubdividing the Plat Book 547, Pages 77 & 78.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5248, Page 408.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4260, Page 508.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: 4118 Edwards Avenue, Nashville, TN 37216.

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 23 day of August, 2024.

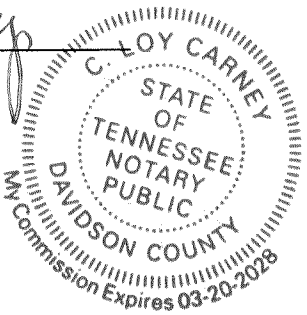
Brent M. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23 day of August, 2024, before me personally appeared Brent M. Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of August, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 23 day of August, 2024.

Affiant Signature
Date 8-23-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 23 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028