WARRANTY DEED

File #24-210

Karen Johnson Davidson County
Batch# 1176089 DEEDWARR
08/30/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20240830-0067178

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The John Smith Trust	NEW OWNER	075-12-0A-138.00-CO
(NAME) **525 Scotts Creek Trail**	(NAME) P.O Box 222	
(ADDRESS) **Hermitage TN 37076**	(ADDRESS) Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Rowan Mansi Isaaks and Stephany Ann Haack Isaaks, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nickelonia Michelle Winkles, as Trustee of The John Smith Trust,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 66 on the Plan of First Revision Section Three Phase II, Greer Meadows at Cedar Creek of record in Plat at Instrument No. 20040407-0039587, 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 Rowan Mansi Isaaks and Stephany Ann Haack Isaaks, husband and wife by Warranty Deed from Brad C. Gutzki and Samantha J. Gutzki F/K/A Samantha J. Lindenbusch, husband and wife of record in Instrument No. 20200729-0083345 Register's Office for Davidson County, Tennessee, dated July 27, 2020 and recorded on July 29, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 525 Scotts Creek Trail, Nashville, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 27th day of August, 2024.

Rowan Mansi Isaaks

Stephany Ann Haack Isaaks

STATE OF CA
COUNTY OF Sacramento

On this 23rd day of August, 2024, Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Rowan Mansi Isaaks and Stephany Ann Haack Isaaks, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Signature
My commission expires: 11-26-2027

B. PALMER
COMM. # 2468869
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM. EXPIRES NOV. 26, 2027

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, Emily Manno, 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 **8/23/24**.

Date

Emily Manno

Affiant Signature

8/23/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **23** day of **August**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

