This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-3990-AJ

Karen Johnson Davidson County
Batch# 1178452 DEEDWARR
09/06/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20240906-0068762

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $540,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2024.

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Notary Public
My Commission Expires: 09/02/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maxwell Barrett, Samuel Barrett, and Maryn Barrett 1382 Bellavista Boulevard Nashville, TN 37207	CMG Mortgage Inc. dba CMG Home Loans 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	032 15 0 059.00 032 15 0 060.00

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, **Ollie Tipton Scruggs, an unremarried widow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Maxwell Barrett, an unmarried man and Samuel Barrett, an unmarried man and Maryn Barrett, a married woman, as joint tenants with right of survivorship**, 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:

PARCEL 1 (032 15 0 059.00):

Land in Davidson County, Tennessee, Being Lot No. 1 on the Plan of GRANDE VILLA SECTION TWO, as of record in Plat Book 4675, Page 158, Register's Office for said County.

Said lot fronts 117.5 feet on the Northerly side of Bellavista- Boulevard and runs back 385.43 feet on the Southwesterly line, 94.10 feet on the Easterly line and 305.34 feet on the Northeasterly line to a line in the rear which measures 130.0 feet.

Being the same property conveyed to Ollie J. Tipton, by Warranty Deed from Morris E. Tipton, of record in Book 5151, Page 823, in the Register's Office of Davidson County, Tennessee, dated April 14, 1977, and recorded on May 26, 1977.

PARCEL 2 (032 15 0 060.00):

Land in Davidson County, Tennessee Being parcel "A" on the plan of GRANDE VILLA, SECTION 2 as of record in Plat Book 4675, Page 158, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Ollie J. Tipton, by Warranty Deed from Morris E. Tipton, of record in Book 5139, Page 54, in the Register's Office of Davidson County, Tennessee, dated April 14, 1977, and recorded on April 22, 1977.

Ollie J Tipton is now known as Ollie Tipton Scruggs and is one in the same as referenced above.

This is improved property located at: **1382 Bellavista Boulevard, Nashville, TN 37207**

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 28th day of August, 2024.

GRANTOR:

Ollie Tipton Scruggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ollie Tipton Scruggs, 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.

WITNESS my hand and seal at office this 28th day of August, 2024.

Notary Public
My Commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **August 28, 2024**.

Affiant Signature

September 6, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 6th day of September, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25