THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240848523

Karen Johnson Davidson County
Batch # 1181783 DEEDWARR
09/16/2024 09:41:43 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50

20240916-0071168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of September, 2024.

Notary Public

My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Paul Scotford and Natasha Scotford 5212 Kincannon Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160 04 0 105.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Deathridge Brooks and Laura Deathridge McCullough individually and as Co-Personal Representatives for the Estate of Bettye G. Deathridge** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Natasha Scotford and Paul Scotford, wife and husband**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being lot No. 1126 on the plan of BRENTWOOD HALL, SECTION XI, of record in Plat Book 2331, page 134, Register's Office for said County.

Said lot No. 1126 fronts 92.2 feet on the Westerly side of Kincannon Drive and runs back between lines 255 feet on the Southerly line and 248.6 feet on the Northerly line to a dead line in the rear on which it measures 90 feet.

Being the same property conveyed to David B. Deathridge, Jr., and wife, Bettye J. Deathridge, by Warranty Deed from Paul C. Schultz and wife, Helen W. Schultz, of record in Book 2963, Page 415, in the Register's Office of Davidson County, Tennessee, dated September 30, 1959 and recorded on October 07, 1959. The said David Benne Deathridge Jr., died on December 01, 2014 leaving Bettye Jane Grigg Deathridge as the surviving tenant by the entirety.

Bettye Jane Grigg Deathridge died on May 16, 2024 testate, devising subject property to Deborah Deathridge Brooks and Laura Deathridge McCullough. See Probate Case No. 24P1584 naming Deborah Deathridge Brooks and Laura Deathridge McCullough as Co-Personal Representatives for the Estate of Bettye G. Deathridge, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

Bettye Jane Grigg Deathridge is a/k/a Bettye G. Deathridge and Bettye J. Deathridge.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2024 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD HALL, SECTION XI, as recorded in Plat Book 2331, Page(s) 134.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2543, Page 155.

Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 6255, Page 774.

This is improved property located at 5212 Kincannon Drive Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of September, 2024.

Deborah Deathridge Brooks

Deborah Deathridge Brooks, individually and as the
Co-Personal Representative for the Estate of Bettye G. Deathridge

Laura Deathridge McCullough, individually and as the
Co-Personal Representative for the Estate of Bettye G. Deathridge

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ MADISON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah Deathridge Brooks, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Personal Representative for the Estate of Bettye G. Deathridge, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the ~~constituent~~ being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of September, 2024.

Rick Perry

Notary Public
My Commission Expires: 10-29-24

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Deathridge McCullough, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Personal Representative for the Estate of Bettye G. Deathridge, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of September, 2024.

Notary Public
My Commission Expires: _____

This is improved property located at 5212 Kincannon Drive Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of September, 2024.

_____
Deborah Deathridge Brooks, individually and as the
Co-Personal Representative for the Estate of Bettye G. Deathridge

Laura Deathridge McCullough
Laura Deathridge McCullough, individually and as the
Co-Personal Representative for the Estate of Bettye G. Deathridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Witness my hand, at office, this 12th day of September, 2024.

_____
Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura Deathridge McCullough, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Co-Personal Representative for the Estate of Bettye G. Deathridge, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of September, 2024.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026