WARRANTY DEED

Karen Johnson Davidson County
Batch# 1187284 DEEDWARR
09/27/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20240927-0075143

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Azeneth Perez Laynas	InterLinc Mortgage Services, LLC	Parcel ID: 165 14 0 114.00
(NAME) 1208 Deerhaven Ct.	(NAME) 5875 N. Sam Houston Pkwy. West, Suite 300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer Lynn Scott and Coleman Candra Scott, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Azeneth Perez Laynas, unmarried woman**, hereinafter called the Grantees, 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. 107 on the Plan of Section Twelve, Peppertree Forest of record in Plat Book 8250, Page 80, 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 Jennifer Lynn Scott and Coleman Candra Scott, wife and husband from Chelsee L. Arnold, married by Warranty Deed dated December 27, 2018 and recorded on December 31, 2018, in Instrument No. 20181231-0126380, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1208 Deerhaven Ct., Antioch, TN 37013

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.

Witness our hands this 27th day of September, 2024.

Jennifer Lynn Scott

Coleman Candra Scott

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jennifer Lynn Scott and Coleman Candra Scott, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of September, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

September 27, 2024.

Date

Affiant Signature

September 27, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON