Warranty Deed

Karen Johnson Davidson County Batch# 1188396 DEEDWARR 10/01/2024 01:12:30 PM 3 pgs Fees: $18.00 Taxes: $7,030.00 20241001-0076044	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00. Affiant Subscribed and sworn to before me, this the 1st day of October, 2024. Notary Public My commission expires: 11/30/27

CHRISTEN T. RABE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brian Larimer and Courtney Larimer	Brian Larimer Courtney Larimer	117-15-0Y-001.00-CO
1723 Hillmont Dr.	1723 Hillmont Dr.	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLOTTE SCANLAN, TRUSTEE OF THE REVOCABLE TRUST OF CHARLOTTE SCANLAN, DATED OCTOBER 27, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN LARIMER AND COURTNEY LARIMER, HUSBAND AND WIFE**, 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:

Land in Davidson County, Tennessee, being Unit A (a/k/a Unit 1723), as shown on Declaration of Protective Covenants, Conditions and Restrictions for Hillmont Commons a Townhouse Planned Unit Development, of record in Instrument No. 201312300130928, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Benjamin J. Johnston and Alyssa F. Rosenheck, husband and wife by Warranty Deed from Rigid Development, Inc of record in Instrument No. 20140818-0074657 Register's Office for Davidson County, Tennessee, dated August 15, 2014 and recorded on August 18, 2014.

Being the same property conveyed to Charlotte Scanlan and William Scanlan, wife and husband by Warranty Deed from Benjamin J. Johnston and Alyssa F. Rosenheck, husband and wife of record in Instrument No. 20230731-0058782 Register's Office for Davidson County, Tennessee, dated July 28, 2023 and recorded on July 31, 2023.

Being the same property conveyed to Charlotte Scanlan, Trustee of the Revocable Trust of Charlotte Scanlan U/A dated October 27, 2023 by Quitclaim Deed from Charlotte Scanlan and husband, William Scanlan of record in Instrument No. 20231106-0086625 Register's Office for Davidson County, Tennessee, dated October 27, 2023 and recorded on November 06, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1723 Hillmont Drive, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of October, 2024.

Revocable Trust of Charlotte Scanlan, dated October 27, 2023

By: _____ Trustee
Charlotte Scanlan, Trustee

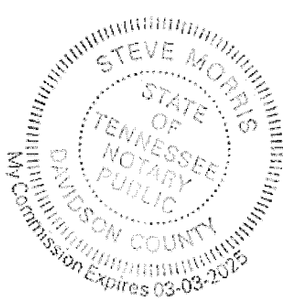
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charlotte Scanlan, Trustee of Revocable Trust of Charlotte Scanlan, dated October 27, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2024.

_____
Notary Public

My Commission Expires: 1-2-26



Certificate of Authenticity

I, Christen Rabe, 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 **October 1, 2024**.

Date

Affiant Signature

10/1/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **October**, 20**24**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

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