Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$301,000.00.** **Affiant** Subscribed and sworn to before me, this **30th day of September, 2024.** **Notary Public** **My commission expir**

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson
Batch # 1188629
10/02/2024 10:04:31 AM
Fees: $13.00 Taxes: $1,113.70

Davidson County
DEEDWARR
2 pgs

20241002-0076352

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Olivia Lynn DeSirey **606 Cleves Street** **Old Hickory, TN 37138**	NEW OWNER	**044-11-0-140.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Matthew D. Scott, a single man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Olivia Lynn DeSirey, unmarried**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 68, Section A, Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, Page 68 in the Register's Office for Davidson County, Tennessee fronting 57.0 feet on Cleves Street, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew D. Scott, a single person by Warranty Deed from Charles L. Richardson and Elizabeth K. Richardson, husband and wife of record in Instrument No. 20061227-0159333 Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 27, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **606 Cleves Street, Old Hickory, TN 37138**.

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 in 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 my/our hand(s) this **30th day of September, 2024.**

Matthew D. Scott

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of September, 2024, before me personally appeared Matthew D. Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2024.

Notary Signature
My commission expires: 11-3-25

