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 **$585,000.00**. **Affiant**
Karen Johnson Davidson County Batch# 1193014 DEEDWARR 10/11/2024 02:12:30 PM 3 pgs Fees: $18.00 Taxes: $2,164.50 20241011-0079113	Subscribed and sworn to before me, this **10th day of October, 2024**. **Notary Public** **My commission expires:** 11-06-26

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

24NT01055

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aidan Scrivens and Hannah Itell **5973 Higdon Road** **Nashville, TN 37080**	New Owner	**028-00-0-115.00** 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, **Jeremy Nygren, an unmarried man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Aidan Scrivens and Hannah Louise Itell, tenants in common with rights of survivorship**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th Civil District of Davidson County, Tennessee, and described as Tract 3 according to a survey by G. Barry Greer and Associates dated January 12, 1972, revised February 3, 1972, not of record, as follows:

Beginning at a point, being the intersection of the centerline of Ridge Road and Higdon Road respectively, running thence South 38 degrees 51 minutes West 534.1 feet along the centerline of Higdon Road to a point; thence North 52 degrees 45 minutes West 534.1 feet to a stake; thence North 37 degrees 30 minutes East 330.0 feet to a point on the said centerline of Ridge Road; thence along said centerline of Ridge Road the following courses and distances: South 43 degrees 45 minutes East 92.8 feet; South 39 degrees 43 minutes East 248.1 feet; thence 50 degrees 04 minutes East 206.5 feet to the point of beginning, containing 3.5 acres, more or less.

Being the same property conveyed to Jeremy Nygren and Tiffany Wagoner Nygren, husband and wife by Warranty Deed from Robert L. Riddle and wife, Faye M. Riddle of record in Instrument No. 20130607-0058150 Register's Office for Davidson County, Tennessee, dated June 06, 2013 and recorded on June 07, 2013.

Being the same property conveyed to Jeremy Nygren, unmarried by Quitclaim Deed from Tiffany Wagoner Nygren, unmarried of record in Instrument No. 20170308-0023010

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 **5973 Higdon Road, Nashville, TN 37080**.

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 **10th day of October, 2024.**

Jeremy Nygren

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 10th day of October, 2024, before me personally appeared Jeremy Nygren, 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 10th day of October, 2024.

Notary Signature
My commission expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Summer Bartm 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 10-9-2024 (date of document).

Summer Bartm
Affiant Signature

11-11-2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 of October, 2024.

(SEAL)

Notary's Signature
My Commission Expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON