Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1200427 DEEDWARR
11/01/2024 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20241101-0085065

39-B
File #24-1279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Stewart S. Koesten and Carolyn Joy Koesten, Co-Trustees, and their successor(s) in trust, under the Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dennis Scott and Lori Scott, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 194 on the Plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, 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 Stewart S. Koesten and Carolyn J. Koesten, husband and wife by Warranty deed from Melissa E. Patton, an unmarried woman of record in Instrument No. 20190712-0067989, Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 12, 2019.

Being the same property conveyed to Stewart S. Koesten and Carolyn Joy Koesten, Co-Trustees, and their successor(s) in trust, under the Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022, as the same may be amended from time to time by Warranty Deed from Stewart S. Koesten and Carolyn J. Koesten, husband and wife of record in Instrument No. 20240402-0022506, Register's Office for Davidson County, Tennessee, dated March 09, 2024 and recorded on April 02, 2024.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3219 Harpeth Springs Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Dennis Scott
3219 Harpeth Springs Drive
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT
New owner
220 Bramerton Ct.
Franklin, TN 37069

TAX MAP-PARCEL #:
141-06-0D-194.00

WITNESS THE EXECUTION HEREOF this 28th day of October, 2024.

Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022

Stewart S. Koesten, Trustee

Carolyn Joy Koesten, Trustee

State of Florida
County of St Johns

On this 28th day of October, 2024, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Stewart S. Koesten and Carolyn Joy Koesten, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that they are the Co-Trustees of the maker, Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022, that they are authorized by the maker to execute this instrument, and that they have executed this instrument on behalf of Stewart S. Koesten Amended and Restated Revocable Trust, dated February 22, 2022, as Co-Trustees.

Notary Public

My Commission Expires: 1/7/28

ANDREW E HURLEY
Notary Public-State of Florida
Commission # HH 469603
My Commission Expires
January 07, 2028

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 307,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of October, 2024.

Notary Public

My Commission Expires: _____

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

Certificate of Authenticity

I, Emily Manno, 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 **10/24/24**.

Date

Affiant Signature

10/24/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **Oct.**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

