WARRANTY DEED

Karen Johnson Davidson County
Batch# 1203108 DEEDWARR
11/08/2024 03:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40
20241108-0087460

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF November, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Jodi A. Jeter
State of Ohio
Notary Public
Commission No. 2023-RE-871418
My Commission Expires 12/10/2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 405, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scioto Properties SP-16 LLC, an Ohio Limited Liability Company	New Owner	
(NAME) 160 E. Olentangy Street	(NAME) 160 E. Olentangy Street	16203033900
(ADDRESS) Powell, OH 43065	(ADDRESS) Powell, Ohio 43065	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Brenita E. Reid, unamrried** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scioto Properties SP-16 LLC, an Ohio Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 118 on the Plan of Haywood Hills, Section 4, as of record in Book 4675, Page 116, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being the same property conveyed to Brenita E. Reid, unmarried, by virtue of that certain Warranty Deed dated May 31, 1995, and being of record at Book 9697, Page 641 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 105 Marvell Ct, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30th day of October, 2024.

Brenita E. Reid

Brenita E. Reid

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Brenita E. Reid**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October, 2024.

Notary Public

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Certificate of Authenticity

I, ____Billie Jo Pearson_____, 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 _____10/30/2024_____.

Date

Affiant Signature

11/8/2024

Date

State of ____Ohio_____

County of ____Delaware_____

Sworn to and subscribed before me this ___8th____ day of ____November_____, 2024.

Notary's Signature

NOTARIAL SEAL STATE OF OHIO

LORI A. SPITZER
Notary Public, State of Ohio
My Commission Expires 10-12-2025

My Commission Expires: 10-12-2025

Date

Notary's Seal (if on paper)