Karen Johnson Davidson County
Batch# 1203345 DEEDWARR
11/12/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,806.53
20241112-0087975

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

State of Tennessee
County of ~~Rutherford~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 12, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josiah Scott Julie Scott	EMM Loans LLC	08111034700
(NAME)	(NAME)	
1731 14th Avenue North	1950 Route 70 East, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Cherry Hill, NJ 08003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MountainLand Estates, LLC, a Utah limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Josiah Scott and Julie Scott, husband and wife,** hereinafter called the GRANTEES, 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 the southerly 25 feet of Lot No. 286 in McGavock Wetmore and Others' 2nd Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said part of said Lot No. 286 fronts 25 feet on the westerly side of 14th Avenue NOrth and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to MountainLand Estates, LLC, a Utah limited liability company by deed from KF Legacy, LLC, dated 10-24-19 of record in Instrument #201911070115307, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 1731 14th Avenue, Nashville, TN 37208
(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 hands this 6th day of November, 2024.

MOUNTAINLAND ESTATES, LLC

Jason Allred
Manager

State of Utah
County of Cache

Personally appeared before me, the undersigned authority in and for the said county and state, on this 6th day of November, 2024, within my jurisdiction, the within named Jason Allred, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Manager of MountainLand Estate, LLC, a Utah limited liability company, and that for and on behalf of the said Utah limited liability company, and as its free act and deed he executed the above and foregoing instrument, after first having been duly authorized by said Utah limited liability company so to do.

WITNESS my hand and seal this 6th day of November, 2024.

Notary Public Darrell G. Simmons
My Commission Expires: Jan-3-2028

DARRELL G SIMMONS
Notary Public, State of Utah
Commission # 734877
My Commission Expires
January 3, 2028

File No.: 3134

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 November 6. 2024.

Affiant Signature

11th day of November, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028