Karen Johnson Davidson County
Batch# 1209170 DEEDWARR
12/02/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20241202-0093387

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

05-NSH24-08723

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scout Global LLC 30 N Gould St, Suite R Sheridan, WY 82801	SAME	061-12-0-118.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rebecca Lynne McKee and Maesie D. McKee, FKA Miles Dan McKee, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scout Global LLC, a Wyoming Limited Liability Company**, hereinafter called the Grantees, their successors 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. 61, Plan of Map of Eastdale Place, as shown on plat of record in Plat Book 547, Page 29 and 30, in the 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 Rebecca Lynne McKee and Miles Dan McKee, wife and husband by Warranty Deed from Bentley Investments, LLC of record in Instrument No. 20140905-0081391 Register's Office for Davidson County, Tennessee, dated September 3, 2014 and recorded on September 05, 2014.

As per the Court Order No. 23-0961-IV in the Chancery Court of Davidson County, Tennessee, dated August 3, 2023, Miles Dan McKee is now known as Maesie D. McKee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1305 Riverwood Drive, Nashville, TN 37216**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 27th day of November, 2024

Rebecca Lynne McKee

Maesie D. McKee FKA Miles Dan McKee

STATE OF TENNESSEE

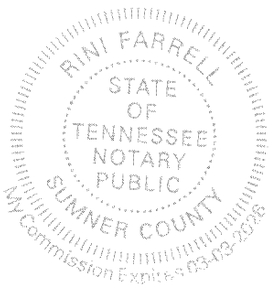
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Rebecca Lynne McKee and Maesie D. McKee FKA Miles Dan McKee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 27th day of November, 2024.

Notary Public

My Commission Expires: 03/03/2026



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 27, NOVEMBER 2024.

Custodian's Signature — 11/27/2024 Date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 27 day of NOVEMBER 2024.

Notary Public

MY COMMISSION EXPIRES:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027