Karen Johnson Davidson County
Batch# 1219964 DEEDWARR
12/26/2024 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $991.60
20241226-0099756

DIONNE CARVER TENNESSEE NOTARY PUBLIC My Comm Exp. Dec 21, 2024 COUNTY OF WILLIAMSON	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $268,000.00 Delores F. Scott Affiant Subscribed and sworn to before me, this 18th day of December, 2024. Notary Public My commission expires: 12/21/2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Erin Dias, Trustee of The 104 Cherokee Hills Drive T	**New Owner**	**14803006000**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Delores F. Scott, Trustee of The Milton E. Scott and Delores F. Scott Trust UAD May 25, 1995

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Dias, Trustee of The 104 Cherokee Hills Drive Trust

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 Lot No. 402, Plan of Section IV, Cherokee Hills, of record in Book 3500, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Milton E Scott and Delores F Scott, Trustees, by Quitclaim Deed from Milton E Scott and wife, Delores M Scott, dated August 7, 1995, of record in Book 9770, Page 915, in the Register's Office for Davidson County, Tennessee. Milton E Scott died March 28, 2023.

Further being the same property conveyed to Milton E Scott and wife, Delores M Scott, by Deed from Banner Construction Company, a Tennessee Corporation, dated March 16, 1965, of record in Book 3871, Page 396, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 104 Cherokee Hills Dr, Nashville, TN 37013.

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.

Delores F Scott Date: 12-18 2024
Delores F. Scott,
Trustee of The Milton E. Scott and Delores F. Scott Trust
UAD May 25, 1995

Delores F. Scott Date: 12-18-2024
Delores F. Scott, individually

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Delores F. Scott, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of December 2024.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/21/2024

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Delores F. Scott** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of of The Milton E. Scott and Delores F. Scott Trust UAD May 25, 1995 and that she is authorized by of The Milton E. Scott and Delores F. Scott Trust UAD May 25, 1995 to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of December 2024.

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 12/21/2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 12/18/2024 (date of document).

Jennifer Russell
Affiant Signature

12/23/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 23 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

