WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221751 DEEDWARR
12/30/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20241230-0101195

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF December, 2024

Megan Crawford
Notary Public

MY COMMISSION EXPIRES: 10-25-26

(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MST 2024-1198

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P Innes	New Owner	160-13-0B-006.00-CO
(NAME)	(NAME)	
5611 Franklin Pike Unit 101	1411 Plantation Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, I/WE, **Scotland Springs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard P Innes, a married man,** 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 Unit 101 as shown on the Plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Brentley Lofts, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20200731-0084896 and Amendments Instrument No. 20201104-0129347, Instrument No. 20230526-0040071 and Instrument No. 20230623-0048009 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 a portion of the same property conveyed to Ribo, LLC by Warranty Deed from AAMP, GP of record in Instrument No. 20130401-0031639 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on April 01, 2013.

Being a portion of the same property conveyed to PMT Properties, LLC, a Tennessee limited liability company by Trustee's deed from Michael B. Schwegler, Trustee of record in Instrument No. 20161229-0136910, Register's Office for Davidson County, Tennessee, dated December 5, 2016 and recorded on December 29, 2016.

Being a portion of the same property conveyed to Scotland Springs, LLC by Quitclaim deed from PMT Properties, LLC of record in Instrument No. 20200731-0084722 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on July 31, 2020.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes for 2024 have been prorated and the Grantee has assumed payment thereof when same become due and payable. Tax for Year 2025, a lien but not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200731-0084896 amended in Instrument No. 20201104-0129347 and Instrument No. 20230526-0040071 and Instrument No. 20230623-0048009, Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 5611 Franklin Pike Unit 101, Brentwood, TN 37027
(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/our hand(s) this 17th DAY OF Dec, 2024.

Scotland Springs, LLC

BY: Authorized Agt

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Authorized Agent of Scotland Springs, LLC, a Tennessee limited liability company, the within named bargainor, and that Yvette Meldrum as Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as Authorized Agent, of said limited liability company.

Witness my hand and official seal at office, this 17th day of Dec, 2024.

Megan Crawford
Notary Public

My commission expires: 10.25.26

(SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

True Copy Certification

I, Yvette Meldrum, 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 December 17, 2024.

Affiant Signature _____

December 17, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 17th day of December 2024.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

