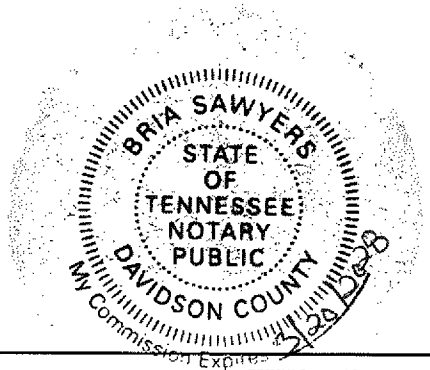
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350.000.00

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7 DAY OF January, 2025.

Bria Sawyers
Notary Public

MY COMMISSION EXPIRES: 3/20/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry B. Goins	Ascent Federal Credit Union	
(NAME)	(NAME)	
2546 Woodberry Drive	1611 N. Jackson Street	095 08 0 187.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tullahoma, TN 37388	
(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, WE, **SCOTT PROPERTY MANAGEMENT, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY B. GOINS, UNMARRIED 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 Lot No. 74 on the Plan of WOODBERRY PARK of record in Plat Book 2133, Page (s) 117, 118 and 119, 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 Scott Property Management, LLC, by Warranty Deed from Jeffrey A. Lucas, unmarried, of record in Instrument No. 20180618-0058345, in the Register's Office of Davidson County, Tennessee, dated June 15, 2018, and recorded on June 18, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, 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 2546 Woodberry Drive, Nashville, TN 37214
(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.

Karen Johnson Davidson County
Batch# 1224220 DEEDWARR
01/07/2025 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250107-0001413

MO2024-10

Witness my hand this 7th day of January, 2025

SCOTT PROPERTY MANAGEMENT, LLC

BY: _____

REBECCA SCOTT, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF DAVIDSON COUNTY, TENNESSEE, PERSONALLY APPEARED REBECCA SCOTT WITH WHOM I AM PERSONALLY ACQUAINTED (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, UPON OATH, ACKNOWLEDGED HERSELF TO BE A MEMBER OF SCOTT PROPERTY MANAGEMENT, LLC THE WITHIN NAMED BARGAINOR, A LIMITED LIABILITY COMPANY AND THAT SHE AS SUCH MEMBER EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY PERSONALLY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY AS MEMBER.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF January, ~~2024~~ 2025.

COMMISSION EXPIRES:

JOHN GREGORY ARMENTROUT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
Commission Expires 6/19/26

NOTARY PUBLIC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-23690-DS

MO2024-10

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/7/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/7/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** January, **2025.**

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

