THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38367-10-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,685,000.00. Charlotte Scanlan Affiant Subscribed and sworn to before me this 14th day of January, 2025. Notary Public My Commission Expires:

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charlotte Scanlan, Trustee 2455 Old Hickory Boulevard Nashville, TN 37221	NEW OWNER	Map and Parcel No.: 15700009800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janis H. Stout, the Trustee of the Amendment and Restatement of Janis Hornbeck Stout Revocable Trust Agreement, dated 8/15/2024**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charlotte Scanlan, Trustee of Revocable Trust of Charlotte Scanlan dated October 27, 2023** ("Grantee"), her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2455 Old Hickory Boulevard, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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# 1226958 DEEDWARR
01/16/2025 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $6,234.50
20250116-0003729

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of January, 2025.

Janis H. Stout, the Trustee of the Amendment and Restatement

Janis H. Stout, the Trustee of the Amendment and Restatement of Janis Hornbeck Stout Revocable Trust Agreement, dated 8/15/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janis H. Stout, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Amendment and Restatement of Janis Hornbeck Stout Revocable Trust Agreement, dated 8/15/2024, and as such Trustee executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of January, 2025.

Notary Public

My Commission Expires: 3/8/28

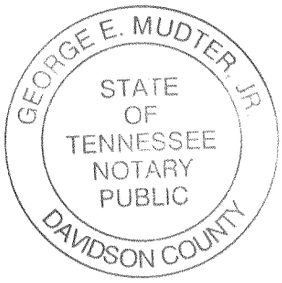


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section One, Devonshire Manor, as of record in Plat Book 5200, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Janis H. Stout, unmarried woman, by deed dated May 10, 2021 from Alison L. Dexter, Trustee of The Alison L. Dexter Trust, dated December 3, 2015, of record in Instrument No. 20210517-0065876, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated 8/15/2024 of record in Instrument No. 20240826-0065223, Register's Office for Davidson County, Tennessee, Janis H. Stout, an unmarried woman, conveyed subject property to Janis H. Stout, the Trustee of the Amendment and Restatement of Janis Hornbeck Stout Revocable Trust Agreement, dated August 15, 2024, Janis H. Stout and Janis Hornbeck Stout being one and the same person

This conveyance is made subject to:

1. 2025 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 5381, page 394, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Plat Book 5200, page 122, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Tonya Cherry,** 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 this the 14 day of January, 2025.

Affiant Signature
Date 1/14/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 14 day of January, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027