This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, OK 74105

Taxes To:
Josephine B Scott Larry
715 S Summerfield Drive
Madison, TN 37115

Karen Johnson Davidson County
Batch# 1228401 DEEDWARR
01/21/2025 09:59:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250121-0004308

TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Josephine Barnes Scott a/k/a Josephine B Scott Larry,** a married person not joined by spouse for the reason that the property conveyed herein is sole and separate property, whose address is: 715 S Summerfield Drive, Madison, Tennessee 37115 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Josephine B Scott Larry, Trustee of the Josephine B Scott Larry Oath Trust, dated January 13, 2025, and any amendments thereto** (referred to herein as "Grantee" whether one or more), whose address is: 715 S Summerfield Drive, Madison, Tennessee 37115, the following tract of land located in Davidson County, State of Tennessee, to-wit:

> Being Lot Number Sixty-Five (65) on the Plan of Section Three (3), Bonnie Brae, of record in Plat Book 2854, Page 61, Register's Office for said county. Said Lot Sixty-Five (65) fronts 225 feet on the broken westerly margin of South Summerfield Drive and extends back 242.4 feet on the northerly line and 259.9 feet on the southerly line to a broken line in the rear, measuring 48.07 feet thereon.

Derivation Clause: Being the same property conveyed by that Warranty Deed dated August 19, 1999, from Amanda Costanza to Josephine B. Scott, made a file of record in the official records of the Register's Office of Davidson County, State of Tennessee as Book 11630, Page 887, and re-recorded as Instrument Number 20040405-0038101. Said Warranty Deed being corrected by that Corrective Deed from Josephine B. Scott more correctly known as Josephine Barnes Scott to Josephine Barnes Scott dated July 15, 2016 and made a file of record as Instrument Number 20160722-0075511 in the official records of the Register's Office of Davidson County, State of Tennessee. Also being the same property later conveyed by that Quit-Claim Deed dated May 3, 2023, from Josephine Barnes Scott, married to Kenneth Larry, to Josephine Barnes Scott, made a file of record in the official records of the Register's Office of Davidson County, State of Tennessee as Instrument Number 20230515-0036276.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

THIS CONVEYANCE is made subject to:
any and all restrictions, covenants, conditions and easements, if any, relating to the herein above described property, but only to the extent they are still in effect, shown of record in the herein above mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the herein above described property.

And the grantor will WARRANT the title against all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on January 13, 2025.

Josephine B Scott Larry

Josephine Barnes Scott a/k/a Josephine B Scott Larry, GRANTOR

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Josephine Barnes Scott a/k/a Josephine B Scott Larry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this January 13, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration for this transfer is NONE.

Josephine B Scott Larry

Josephine Barnes Scott a/k/a Josephine B Scott Larry, AFFIANT

Sworn to and subscribed before me this January 13, 2025.

Notary
My commission expires:

My Commission Expires
January 11, 2026

(FOR RECORDING DATA ONLY)

Parcel Information: 042 06 0 009.00

Property Address:
715 S Summerfield Drive, Madison, Tennessee 37115

Name and Address of the Property Owner:
Josephine B Scott Larry
715 S Summerfield Drive, Madison, Tennessee 37115

Tennessee Certification of Electronic Document

I, Burgess Edson, 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 1/13/2025 (date of document).

Affiant Signature

1/13/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

My Commission Expires
January 11, 2026