THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8162-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 2025. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

Karen Johnson Davidson County
Batch # 1228788 DEEDWARR
01/22/2025 11:36:39 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20250122-0004902

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scenic Hills Ventures, LLC (Stammer Parke Series), a Tennessee Limited Liability Company	**Scenic Hills Ventures, LLC (Stammer Parke Series), a Tennessee Limited Liability Company**	
c/o Richard Spore/Bass Berry & Sims PLC 21 Platform Way South; Suite 3500	c/o Richard Spore/Bass Berry & Sims PLC 21 Platform Way South; Suite 3500	131-02-3A-004.00-CO
Nashville, TN 37203	Nashville, TN 37203	
(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, **Richard Tyson and Masami Tyson, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scenic Hills Ventures, LLC (Stammer Parke Series), a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 4 on the Plan of Stammer Parke, a Horizontal Property Regime, filed as Instrument 20140226-0016530, and as Exhibit D to the Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime, of record in Instrument 20140225-0016083,as amended, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Lot as set forth in the Master Deed, to which reference to which is hereby made for a more complete and detailed description of the Lot, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Richard Tyson and Masami Tyson, a Married Couple, by Warranty Deed from Joseph Gemmato and Carmella Gemmato, Husband and Wife, of record as Instrument No. 20200724-0081630, Register's Office for Davidson County, Tennessee, dated July 21, 2020 and recorded on July 24, 2020. Said deed was corected by Scrivener's Affidavti recorded as Instrument 20250117-0003901, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Master Deed establishing a Horizontal Property Regime of Stammer Parke of record in Instrument No. 20071018-0123611 and amended in Instrument No. 20110808-0060835; (3) Amended and Restated Master Deed Establishing a Private Horizontal Property Regime of Stammer Park, recorded as Instrument No. 20140225-0016083, as amended by instruments recorded as Instruments No. 20170308-0022952 (First Amendment, as corrected by Scrivener's Affidavits recorded as Instruments No. 20170323-0028469 and No. 20170830-0089266), No. 20180517-0047294 (Second Amendment), No. 20190424-0037713 (Third Amendment), and No. 20201112-0132889 (Fourth Amendment); (4) All matters appearing on the plan of record in Plat Book 1424, page 23, as amended by Instrument 20140226-0016530; (5) All applicable governmental and zoning regulations: (6) Stormwater Detention Agreement of record as Instrument 20070302-0025677; (7) Reciprocal deed to convert Stammer Parke from a horizontal property regime to a private element horizontal property regime of record as Instrument No. 20140227-0016996.

This is improved property known as **4207 Stammer Place; Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 our hands this the 2nd day of January, 2025.

Richard Tyson

Masami Tyson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard Tyson and Masami Tyson,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of January, 2025.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE