Karen Johnson Davidson County
Batch# 1229484 DEEDWARR
01/23/2025 09:07:30 AM 4 pgs
Fees: $23.00 Taxes: $4,347.50
20250123-0005193

File No. 2025019932

This instrument was prepared by **Larry A. Rocconi, Jr.** of the law firm of Mitchell Ross Rocconi, PLLC, 308 South Second Street, Post Office Box 348, Clarksville, Tennessee 37041-0348.

MAIL TAX STATEMENTS TO:

Change Lending, LLC
175 N. Riverview Dr., Suite C
Anaheim, CA 92808

NEW OWNER AND ADDRESS:

Dylan & Lindsay Thomas
3205 Vera Valley Rd.
Franklin, TN 37064

TWO J'S, LLC

TO: CASH WARRANTY DEED

DYLAN THOMAS, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **TWO J'S LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does hereby transfer and convey unto **DYLAN THOMAS AND LINDSAY THOMAS, HUSBAND AND WIFE**, **Grantee** and in this deed called the **"Grantee",** as tenants by the entirety, and unto **Grantee's** heirs and assigns forever, the following described real estate, together with any and all the improvements, appurtenances, estate, title and interest located on the real estate, situated in Davidson County, Tennessee, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit 3 of Scovel Row, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions establishing Scovel Row, a Horizontal Property Regime, of record in Instrument Number 20190919-0094897 and amended in Instrument No. 20191126-0122404, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This being the same real estate conveyed to **Grantor** by Deed of record in Instrument Number 20210415-0050764, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 081-16-2A-003.00-CO.

TO HAVE AND TO HOLD said real estate together with any and all improvements, appurtenances, estate, title and interest thereon unto **Grantee**, as tenants by the entirety, and unto **Grantee's** heirs and assigns forever.

SUBJECT to all terms, matters, restrictions and conditions as shown by recorded plat in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee and subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20190919-0094897, and amended in Instrument No. 20191126-0122404, Register's Office for Davidson County, Tennessee. Subject to Agreement for Dedication of Public right of way of record in Instrument No. 20190819-0082734 and Instrument No. 20190819-0082735, Register's Office for Davidson County, Tennessee. Subject to Charter for Scovel Row Homeowner's Association, Inc., of record in Instrument No. 20190919-0094896, Register's Office for Davidson County, Tennessee. Subject to a Storm Water Maintenance Agreement of record in Instrument No. 20191202-0123827, Register's Office for Davidson County, Tennessee. Subject to Restrictive Covenants of record in Book 9183, Page 130 and Book 11625, Page 280, Register's Office for Davidson County, Tennessee. Subject to a Memorandum of Developer Agreement of record in Book 11348, Page 187, Register's Office for Davidson County, Tennessee. Subject to the Final Certificate of Metropolitan Development and Housing Agency of record in Book 11374, Page 954, Register's Office for Davidson County, Tennessee. Subject to Conveyance granted to Metropolitan Development and Housing Agency of record in Book 11348, Page 179, Register's Office for Davidson County, Tennessee. Subject to 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. **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 8th day of January, 2025.

GRANTOR:

Two J's LLC

BY: _____
James Schacht, III, Member

BY: _____
Jarrod Duncan, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James Schacht, III and Jarrod Duncan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the members of Two J's LLC, the within bargainor, a limited liability company, and that such officer(s) as such members executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as members.

Witness my hand and seal, at office, this 8th day of January, 2025.

_____
NOTARY PUBLIC SEAL

My Commission Expires: 11/17/27

CYNTHIA R. GANNAWAY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee**, **Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,175,000.00.

_____
AFFIANT

SWORN AND SUBSCRIBED TO before me on this the 15TH day of January, 2025.

_____
NOTARY PUBLIC SEAL

Commission expires: 3/3/26

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 January 14, 2025.

Affiant Signature

23rd day of January, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of January, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028