Karen Johnson Davidson County
Batch# 1235732 DEEDWARR
02/10/2025 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250210-0009810

STATE OF ~~TEXAS~~ TN
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 03/03/2026

(AFFIX SEAL)

RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-03-2026

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

05-NSH25-08998

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lori A. Nesbitt 2015 Oakwood Avenue Nashville, TN 37207	Lori A. Nesbitt 107 Mayberry Court Franklin, TN 37064	072-05-0-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kaitlin Claire Scheller, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lori A. Nesbitt, a single woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being Lot No. 6 on the Map of Section 1, Joywood Heights as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jake Jensen by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20210525-0070977 Register's Office for Davidson County, Tennessee, dated May 20, 2021 and recorded on May 25, 2021.

Being the same property conveyed to Kaitlin Claire Scheller, a single woman by Warranty Deed from Jake Jensen, a married man of record in Instrument No. 20231019-0082155 Register's Office for Davidson County, Tennessee, dated October 18, 2023 and recorded on October 19, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2015 Oakwood Avenue, Nashville, TN 37207**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 7th day of February, 2025

Kaitlin Claire Scheller

Kaitlin Claire Scheller

STATE OF TEXAS

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kaitlin Claire Scheller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Montgomery, Texas, this 7th day of February, 2025.

Carol Brown

Notary Public

My Commission Expires: 10/06/2028

CAROL BROWN
Notary ID #1861774
My Commission Expires
October 6, 2028

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 7th, February 2025.

Custodian's Signature — 02/10/2025 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of February 2025.

Notary Public

MY COMMISSION EXPIRES: 3/23/27

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY