File No. 1-23901-mc

Karen Johnson Davidson County
Batch# 1239046 DEEDWARR
02/20/2025 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20250220-0012568

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor,
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $765,000.00.

Affiant

Subscribed and sworn before me this the 18th day of February, 2025.

Notary Public
My commission expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Samuel Scott Underwood 144 Jefferson Square Nashville, TN 37215	New Owner	131-05-0A 144.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAYLA D. MASON, A SINGLE PERSON**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **SAMUEL SCOTT UNDERWOOD AND SCOTTY NEAL MOORE, A MARRIED COUPLE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 144 on the Plan of Section One, Jefferson Square Townhomes, of record in Plat Book 4675, Page 12, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by a Master Deed of record in Book 4731, Page 332, amended in Book 5826, Page 693, Book 8550, Page 3 and Instrument No. 20100503-0033416, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kayla D. Mason, a single person, by Warranty Deed dated 05/09/2017, from Myron Wingfield and Martha Wingfield, husband and wife, of record in Instrument No. 20170510-0046554, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 144 Jefferson Square, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 18th day of February, 2025.

Kayla D. Mason

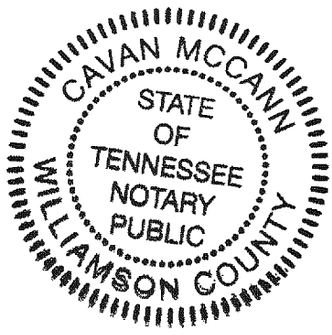
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayla D. Mason, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of February, 2025.

My commission expires: 9/21/26

Notary Public



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 2/18/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 2/18/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 **day of** February, 2025.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

