Name and Address of New Owner:
Richard Kyle Scudder and Heather Nicole Scudder
518 Wesley Avenue
Nashville, TN 37207

Send Tax Bills To:
Richard Kyle Scudder and Heather Nicole Scudder
518 Wesley Avenue
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1243900 DEEDWARR
03/06/2025 10:30:30 AM 5 pgs
Fees: $28.00 Taxes: $1,295.00
20250306-0016879

This Instrument Prepared By:
National Title Services, LLC
15 Century Blvd, Suite 307
Nashville, TN 37214
TN-25-4114

Map & Parcel No: 071 08 0 227.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Picante, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Kyle Scudder and Heather Nicole Scudder, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being Lot No. 50 on The Plan of JOYWOOD HEIGHTS, SECTION ONE, as of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to Picante, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Haley Jo Devlin, Married (Formerly Known As Haley Price), of record in Instrument No. 20180801-0075413, in the Register's Office of Davidson County, Tennessee, dated July 23, 2018 and recorded on August 01, 2018.

Being the same property conveyed to Haley Price, Unmarried her heirs and assigns, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., of record in Instrument No. 20130520-0050502, in the Register's Office of Davidson County, Tennessee, dated May 15, 2013 and recorded on May 20, 2013.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C., by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as

Substitute Trustee, of record in Instrument No. 20130122-0006866, in the Register's Office of Davidson County, Tennessee, dated December 17, 2012 and recorded on January 22, 2013.

Being the same property conveyed to Tristan Turner and Sharie Turner, by Warranty Deed from Arthur Alley and wife, Tanya R. Alley, of record in Instrument No. 20040308-0026105, in the Register's Office of Davidson County, Tennessee, dated March 05, 2004 and recorded on March 08, 2004.

Property most commonly known as: 518 Wesley Avenue, Nashville, TN 37207

This being investment property only, having never been the personal residence of grantor at any time. Grantor warrants that he/she never lived in the subject property as a married person and that subject property is not subject to any homestead, dower, or other martial rights or interest as contemplated by T.C.A. CODE 26-2-301, A.B. AND D, or other similar statue therein.

This conveyance is subject to the following: 1) Property taxes for the year 2025, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple. Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of March, 2025.

Picante, LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Haley Devlin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

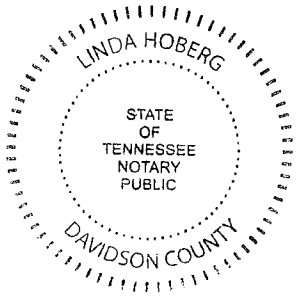
Before me, Linda Hoberg of the state and county mentioned, personally appeared Haley Devlin, Sole Member of Picante, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Picante, LLC, the within named bargainor, a Limited Liability Company, and that such Haley Devlin, Sole Member of Picante, LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office, this 3rd day of March, 2025.

Linda Hoberg
Notary Signature

Printed Name: Linda Hoberg

My commission expires: 3/9/27



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of March, 2025.

Notary Signature
My commission expires: 3/9/27

LINDA HOBERG
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Allison O'Brien, 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 3/3/25 (date of document).

Affiant Signature

3/6/25
Date

State of OHIO

County of HAMILTON

Sworn to and subscribed before me this 5th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: N/A

NOTARY'S SEAL

NOTARIAL SEAL
STATE OF OHIO

MARTIN D. RINK
Attorney at Law
Notary Public - State of Ohio
Commission has no expiration date.
Section 147.03 O. R. C.