Karen Johnson Davidson County
Batch# 1263247 DEEDWARR
04/22/2025 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20250422-0030924

WARRANTY DEED

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2028
COUNTY OF WILLIAMSON

B-ELAM-25-04958-32

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bryanna Noelle Sebring	New Owner	
(NAME) **4958 Edmondson Pike #F32**	(NAME)	**147 07 0B 032.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GREGORY SCOTT, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRYANNA NOELLE SEBRING, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Town House Unit No. F-32, Parcel No. 32, on the Plan of WOODLEA PLACE TOWNHOUSES, of record in Plat Book 5050, Page 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gregory Scott, a Single Man, by Warranty Deed from James R. Moffett and Wife, Wilawan P. Moffett, of record in Instrument No. 20241231-0101550, in the Register's Office of Davidson County, Tennessee, dated December 30, 2024, and recorded on December 31, 2024.

Being the same property conveyed to James R. Moffett and wife, Wilawan P. Moffett, by Warranty Deed from Bounlouane Keobounhom, and Wife, Champathong Keobounhom, of record in Instrument No. 20050728-0088370, in the Register's Office of Davidson County, Tennessee, dated July 22, 2005, and recorded on July 28, 2005.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODLEA PLACE TOWNHOUSE, as recorded in Plat Book 5050, Page(s) 101.
- Covenants, Conditions and Restrictions as set forth in Installment Deed recorded in Book 1850, Page 566 and Book 1629, Page 115 with amendment recorded in Book 4750, Page 536 as release in Book 1726, Page 379and Book 1729, Page 195.
- Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1715, Page 537 and Book 2595, Page 381.
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants and Restrictions recorded in Book 5197, Page 544.
- Stormwater Detention Agreement as set forth in instrument recorded in Book 10010, Page 45.
- By Laws for Woodlea Place Home Owners Association, Inc. recorded as Book 5197, Page 585.
- Common Open Space Deed recorded as Book 5201, Page 958.
- Rules and Regulations recorded in Book 6636, Page 970 and Instrument No. 20231023-0082855.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4958 Edmondson Pike #F32, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 22 DAY OF APRIL, 2025.

Gregory Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY SCOTT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of April, 2025.

Notary Public
My Commission Expires: 1.22.29
(SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Russell J. McCann, 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

4/22/25.

Date

Affiant Signature

April 22, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 22nd day of April, 2025

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)