THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250450601**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,915,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2025. Notary Public My Commission Ex

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Karen Johnson Davidson County
Batch# 1267379 DEEDWARR
05/01/2025 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $7,085.50
20250501-0033748

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen W. Tanzer 25 Notting Creek Cove Eads, TN 38028	New Owner	Tax Parcel ID No. 105 14 0 186.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kyle Scoby, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen W. Tanzer and Regina J. Tanzer, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of DAVID LIPSCOMB SUBDIVISION of record in Plat Book 547, Page 145, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Scoby, Single Man, by Quitclaim Deed from Matthew R. Harlin, A Married Man and Mary A. Wilson, A Single Woman, of record in Instrument No. 20190514-0045011, in the Register's Office of Davidson County, Tennessee, dated May 03, 2019 and recorded on May 14, 2019.

Being the same property conveyed to Matthew R. Harlin, A Married Man and Mary A. Wilson, A Single Woman, As Tenants in Common with Rights of Survivorship, by Warranty Deed from Dudley S. Bynum, Jr., Unmarried, of record in Instrument No. 20190304-0019336, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 04, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DAVID LIPSCOMB SUBDIVISION, as recorded in Plat Book 547, Page(s) 145.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20170320-0026717.

This is improved property located at 821 Hillview Heights Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of April, 2025.

Kyle Scoby

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kyle Scoby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of April, 2025.

Notary Public
My Commission Expires: 01/31/2027

GALINA L. RIVINA
Notary Public - California
Los Angeles County
Commission # 2436696
My Comm. Expires Jan 31, 2027

True Copy Certification

I, **Tammy Carney,** 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 this the 30 day of April, 2025.

Affiant Signature

Date 4-30-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027