WARRANTY DEED

Karen Johnson Davidson County
Batch# 1268646 DEEDWARR
05/05/2025 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20250505-0034756

Y-CP-25-2928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2025.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12-19-28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

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)
Erin Y. Chou	Mortgage Investors Group	
(NAME)	(NAME)	
2928 Scott Avenue	8320 East Walker Springs Lane Suite 200	**072-07-0-189.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(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, **2928 SCOTT AVENUE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIN Y. CHOU, AN UNMARRIED 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 Lot No. 4 on the Re-Subdivision of Lot Nos. 2 and 4 Plan of Steven Heights of record in Plat Book 4060, Page 50, 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 Robbie Sue Young by Warranty Deed from Sandra D. Flescher of record in Instrument No. 20000404-0033611 Register's Office for Davidson County, Tennessee, dated March 24, 2000 and recorded on April 04, 2000.

Being the same property conveyed to 1602 Eighth Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed from Robbie Sue Young and husband, Howard L. Young of record in Instrument No. 20170620-0062000 Register's Office for Davidson County, Tennessee, dated June 15, 2017 and recorded on June 20, 2017.

Being the same property conveyed to 2928 Scott Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed from 1602 Eighth Avenue, LLC, a Tennessee limited liability company of record in Instrument No. 20190402-0029750 Register's Office for Davidson County, Tennessee, dated April 02, 2019 and recorded on April 02, 2019 and Deed of Correction recorded in Instrument No. 20191204-0124807.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 9 and Correction Plat Book 4060, Page 50, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2928 Scott Avenue, Nashville, Tennessee 37216**.

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 25th DAY OF APRIL, 2025.

2928 Scott Avenue LLC

BY: _____
Glenn G. Dukes
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLENN G. DUKES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of 2928 SCOTT AVENUE LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of April, 2025.

_____
Notary Public
My Commission Expires: 03/16/2026
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 25, 2025.

Affiant Signature

5th day of May, 2025
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028