Karen Johnson Davidson County
Batch# 1272910 DEEDQC
05/14/2025 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250514-0037859

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: May 8, 2028
(AFFIX SEAL)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY:
Venture Law, PLLC
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Matthew Scott	**Same as New Owner**	
	(NAME)	
3219 Harpeth Springs Drive		**141-06-0D-194.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **DENNIS SCOTT AND LORI SCOTT, HUSBAND AND WIFE,** ("GRANTOR") BY THESE PRESENTS DOES HEREBY TRANSFER, RELEASE, RELINQUISH, QUITCLAIM AND CONVEY UNTO **RYAN MATTHEW SCOTT, AN UNMARRIED MAN,** ("GRANTEE") HIS HEIRS, SUCCESSORS AND ASSIGNS FOREVER, ALL OF GRANTOR'S INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH ALL APPURTENANCES, PRIVILEGES, AND EASEMENTS, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 194 ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, OF RECORD IN INSTRUMENT NO. 20030213-0019999, 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 DENNIS SCOTT AND LORI SCOTT, HUSBAND AND WIFE BY WARRANTY DEED FROM STEWART S. KOESTEN AND CAROLYN JOY KOESTEN, CO-TRUSTEES, AND THEIR SUCCESSOR(S) IN TRUST, UNDER THE STEWART S. KOESTEN AMENDED AND RESTATED REVOCABLE TRUST, DATED FEBRUARY 22, 2022, DATED OCTOBER 28, 2024 AND FILED FOR RECORD ON NOVEMBER 01, 2024 AS INSTRUMENT #20241101-0085065, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING IMPROVED PROPERTY MORE COMMONLY KNOWN AS 3219 HARPETH SPRINGS DRIVE, NASHVILLE, TN 37221.

THE GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH REGARDS TO THE PROPERTY OR THE GRANTOR'S INTEREST THEREIN. THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS, COVENANTS, RESERVATIONS, LIMITATIONS, RESTRICTIONS AND ENCUMBRANCES AS MAY AFFECT THE PROPERTY. THE ATTORNEY PREPARING THIS QUITCLAIM DEED MAKES NO WARRANTY OR REPRESENTATION REGARDING THE ACCURACY OF THE LEGAL DESCRIPTION. THIS INSTRUMENT IS PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH OR ABSTRACT AND THE PREPARER GIVES NO OPINION AS TO TITLE.

Witness my hand this the **2nd day of May, 2025.**

DENNIS SCOTT

LORI SCOTT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Dennis Scott and Lori Scott, the within named bargainors, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of May, 2025.

Notary Signature

My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Certificate of Authenticity

I, Andrew Suzore, 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 May 2, 2025.

Date

Affiant Signature

May 14, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of May, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027