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WARRANTY DEED

KARLY ACKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $705,000.00

Affiant

Subscribed and sworn to me on June 20, 2025

NOTARY PUBLIC

My Commission Expires: 9/21/25

ORTALEKELLEY LAW FIRM
A Professional Limited Liability Company

THIS INSTRUMENT WAS PREPARED BY
(J. Walker Lewis, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #78839

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP – PARCEL #.
Timothy M. Wahl and Janice G Wahl 8533 Beautiful Valley Dr Nashville TN 36221	NEW OWNER	126-14-A-015 00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RACHEL S. SCOTT, AN UNMARRIED WOMAN, AND CHRISTOPHER H. HAWKINS, AN UNMARRIED MAN,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **TIMOTHY M. WAHL** JGW TMW **AND JANICE G. WAHL, HUSBAND AND WIFE,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Travis Trace Subdivision, Phase 1A of record in Instrument No. 20141016-095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to David Eugene Skagen and Rachel S. Scott by Warranty Deed from Robert Thomas Caputo and wife, Neckuscha Luis Caputo, of record on July 29, 2019 in Instrument No. 20190729-0074135, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Rachel S. Scott by Quitclaim Deed from David Eugene Skagen and Rachel S Scott, of record on February 1, 2024 in Instrument No. 20240201-0007132, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Rachel S. Scott and Christopher H. Hawkins, both unmarried, as Joint Tenants with Rights of Survivorship, by Quitclaim Deed from Rachel S. Scott, of record on February 1, 2024 in Instrument No. 20240201-0007133, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following. (i) 2025 property taxes and assessments and subsequent years taxes and assessments; (ii) restrictions, conditions, reservations, covenants, and easements of record; (iii) public rights of way, utility, and drainage easements; (iv) zoning and planning ordinances and regulations; (v) all matters shown on plats and plans of record.

Karen Johnson
Batch # 1290763
06/27/2025 10 18 33 AM
Fees $13 00 Taxes $2,608 50

Davidson County
DEEDWARR
2 pgs

20250627-0050770

BEING ☐ **unimproved** ☒ **improved property known as:**

8533 Beautiful Valley Drive, Nashville, TN 37221

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns (or successors and representatives), to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, (or successors and representatives), 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 20th day of June, 2025.

Rachel S. Scott

Christopher Hawkins by Rachel S. Scott, as attorney in fact

Christopher H. Hawkins by Rachel S. Scott as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named Rachel S Scott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that (s)he executed the within instrument for the purposes therein contained as her free act and deed, and who further acknowledged that (s)he is the attorney-in-fact for Christopher H. Hawkins and as his attorney-in-fact, executed the within instrument on behalf of Christopher H. Hawkins for the purposes therein contained, having authority as to so act, as the free act and deed of the said Christopher H. Hawkins.

Witness my hand and official seal, this 20th day of June, 2025.

NOTARY PUBLIC

My Commission Expires: 11-5-25

J WALKER LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 5 2025