Karen Johnson Davidson County
Batch# 1292671 DEEDWARR
07/02/2025 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20250702-0052235

ADDRESS NEW OWNER AS:
Vincent Scalf and Kimberly Scalf
PO Box 96
White's Creek, TN 37189

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Map/Parcel 021-00-0-180.00

THIS DEED OF CONVEYANCE, executed and delivered by **Bobbie Jean Richardson**, unmarried (by and through her duly appointed Attorney-in-Fact, Lisa Marie Palmer, of record in Instrument No.202507020052234, Register's Office for Davidson County, Tennessee), hereinafter called the Grantor, to **Vincent Scalf** and **Kimberly Scalf**, husband and wife, hereinafter called the Grantees;

WITNESSETH:

That for and in consideration of the sum of **$250,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantees, survivor, heirs, successors or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee; shown as Tract No. 3 on Plan of part of land of Elsie Felts Binkley and said Tract No. 3 fronts 125 feet on the easterly side of said Clarksville Highway and is described by metes and bounds according to a survey of Solon E. Davis, Engineer, made August 2, 1956, as follows:

Beginning at a point in the easterly right of way line of the said Clarksville Highway 259 feet southerly from the intersection of said right of way line with the boundary line between the lands of Johns and the lands of Mrs. Elsie Felts Binkley, et al; thence south 85 degrees 23' 30" east, 378.45 feet to a stake; thence south 5 degrees 50' west 130 feet to a stake; thence north 84 degrees 38' west, 375 feet to a point in the easterly right of way of the said Clarksville Highway; thence northerly with said right of way line 125 feet, more or less, to the point of beginning.

Permitted Exceptions: The above described property is subject to the following:
1. All matters as shown on survey of Solon E. Davis, Engineer, made August 2, 1956.
2. A 50 foot right of way as set out in Deeds of record in Book 5074, Page 105, Book 5074, Page 109, Instrument No. 200012140122983, and Instrument No. 200705030052967, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobbie Jean Richardson, unmarried, by Warranty Deed from Nikki Loven, unmarried, of record in Instrument No. 20070503-0052967 Register's Office for Davidson County, Tennessee, dated April 20, 2007 and recorded on May 3, 2007.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, heirs, successors or assigns.

The Grantor further covenants with the Grantees, heirs, successors or assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantees that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

Bobbie Jean Richardson
BOBBIE JEAN RICHARDSON
By: Lisa Marie Palmer AIF
Lisa Marie Palmer, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ~~ROBERTSON~~ Shelby)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lisa Marie Palmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she is the Attorney-in-Fact for **Bobbie Jean Richardson**, and that she executed this document on her behalf as authorized by her, for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 27 day of ~~July~~ June, 2025.

Cassandra D. Price
NOTARY PUBLIC

My Commission Expires: 4.1.2028

CASSANDRA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 4-1-2028

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STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Lisa Marie Richardson
AFFIANT

SUBSCRIBED and SWORN to before me this the 27th day of ~~July~~ June, 2025.

Cassandra D. Price
NOTARY PUBLIC/Register

My Commission Expires: 4.1.2028

CASSANDRA D. PRICE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 4-1-2028

Certificate of Authenticity

I, Gary L. Dilliha, 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 to law on this 1st day of July, 2025.

Affiant Signature

7-1-25
Date

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Sworn to and subscribed before me this 1st day of July, 2025.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

TAMMY RUSH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027