THIS INSTRUMENT PREPARED BY:
PAUL C. HAYES, ESQ.
HAYES LAW, PLLC
112 WESTWOOD PLACE, SUITE 310
BRENTWOOD, TENNESSEE 37027
(615) 866-6800

Karen Johnson Davidson County
Batch# 1294545 DEEDWARR
07/08/2025 10:21:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250708-0053522

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

Bernadette Joan Scott, as Trustee, Affiant

Subscribed and sworn to before me,
this 7th day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Notary Public

My Commission Expires: 5/28/2029

Address of New Owner:	Send Tax Bills to:	Map-Parcel Number:
Charles Michael Scott and Bernadette Joan Scott, Co-Trustees of the Charles and Bernadette Scott Revocable Trust 4033 Westlawn Drive Nashville, TN 37209	Charles Michael Scott and Bernadette Joan Scott, Co-Trustees of the Charles and Bernadette Scott Revocable Trust 4033 Westlawn Drive Nashville, TN 37209	103-08-0-159.0

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **CHARLES M. SCOTT and wife, BERNADETTE SCOTT** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto **CHARLES MICHAEL SCOTT and BERNADETTE JOAN SCOTT, as Co-Trustees of the CHARLES AND BERNADETTE SCOTT REVOCABLE TRUST under agreement dated July 7, 2025** (the "Grantee"), its successors and assigns,

all of the Grantor's right, title, and interest in and to a certain tract of real property located in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the East 58.0 feet front and 60.7 feet rear of the west 108.0 feet front and 110.7 feet rear of Lot No. 333 on the Map of Richland Realty Company's West Lawn Subdivision of record in Book 421, Page 32, Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 333 fronts 58.0 feet on the south side of West Lawn Drive and runs back between lines 355.0 feet on the West line and 350.0 feet on the East line to the North line of the N.C. & St. L. Railroad on which it measures 60.7 feet.

Being the same property conveyed by JB Partners, a Tennessee General Partnership to Bernadette Scott and Charles M. Scott, husband and wife, by deed dated December 22, 2023, recorded as Instrument No. 20231227-0099222, in the Register's Office for Davidson County, Tennessee.

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.

Matters shown on the Plan of record in Book 421, page 32, said Register's Office.

Easement Deed by Court Order of record in Instrument No. 20140114-003778, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20220216-0018158, said Register's Office.

This is improved property commonly known as 4033 Westlawn Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise disclosed to the Grantee. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

SIGNED this the 7th day of July, 2025.

CHARLES M. SCOTT

BERNADETTE SCOTT

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES M. SCOTT and BERNADETTE SCOTT**, 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 and official seal on this 7th day of July, 2025.

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-23-2029

Notary Public

My Commission Expires: 5/23/2029

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 July 7, 2025.

7-8-2025
Date

Paul C. Hayes
Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 8th day of July, 2025.

Lisa D. Hill
Notary Public

My Commission Expires: 5/28/2029

Notary's Seal (if on paper)

LISA D. HILL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029