This Instrument is Prepared By:
Whitlow, Roberts, Houston & Straub, PLLC
300 Broadway
Paducah, KY 42001

Karen Johnson Davidson County
Batch # 1321901 DEEDWARR
09/15/2025 02:45:33 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250915-0073560

**Name and Address of New Owner:**
The Scott N. Sosna Revocable Trust dated
September 8, 2025
1207 Howard Avenue
Nashville, TN 37216

**Send Tax Bills To:**
Scott N. Sosna, Trustee of The Scott N. Sosna Revocable Trust dated September 8, 2025
1207 Howard Avenue
Nashville, TN 37216

**Map & Parcel Nos.:**
MAP: 72-03
PARCEL: 149

# GENERAL WARRANTY DEED

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**WITNESSETH**

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Scott N. Sosna, a single person,** "the Grantor", has this day bargained and sold by these presents does hereby sell, give, transfer, and convey unto **Scott N. Sosna, Trustee of The Scott N. Sosna Revocable Trust dated September 8, 2025, the "Grantee",** the following described real estate in Davidson County, Tennessee:

> BEING the easterly half of Lot No. 164 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.
>
> SAID part of Lot No. 164 fronts 50.0 feet on the northerly side of Howard Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Scott N. Sosna by deed from Sheri L. Ferguson and spouse, John Curtis Kimbrough, as Instrument No. 20020110-0003946, in the Register's Office for Davidson County, Tennessee.

This is improved property also known as 1207 Howard Avenue, Nashville, TN 37216.

This conveyance is subject to the following:

1.) All matters on the Plan of Record in Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors, and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of September, 2025.

**GRANTOR**

**SCOTT N. SOSNA**

COMMONWEALTH OF KENTUCKY )
) SS
COUNTY OF MCCRACKEN )

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **SCOTT N. SOSNA, a single person, as Grantor**, this 9th day of September, 2025.

Commission Expires: 11-16-2027

Notary Identification Number: KYNP82732

Victoria Leigh Seng
Notary Public



## AFFIDAVIT OF VALUE

**COMMONWEALTH OF KENTUCKY** )
)
**COUNTY OF MCCRACKEN** )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $525,300.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

**SCOTT N. SOSNA**

(Affiant)

COMMONWEALTH OF KENTUCKY )
) SS
COUNTY OF MCCRACKEN )

The foregoing General Warranty Deed and Consideration Certificate was SUBSCRIBED, SWORN TO and ACKNOWLEDGED before me by **SCOTT N. SOSNA**, this 9th day of September, 2025.

Commission Expires: 11-16-2027

Notary Identification Number: KYNP82732

VICTORIA LEIGH SENG NOTARY ID# KYNP82732 Comm. Exp. 11-16-2027 PUBLIC STATE AT LARGE, KY

Victoria Leigh Seng
Notary Public

I hereby certify that the foregoing instrument was drafted by Whitlow, Roberts, Houston & Straub, PLLC, 300 Broadway, P.O. Box 995, Paducah, Kentucky 42002-0995. The description was provided to the undersigned by one of the parties, and its accuracy is not certified, nor has any examination of title been performed.

The undersigned attorney is the draftsman only of this document and is not the person responsible for closing this transaction and the parties agree that the draftsman will not be construed as a person required to report this transaction under IRC 6045(e) or other applicable law.

BY: Darren Smith
Darren R. Smith