WARRANTY DEED

Karen Johnson Davidson County
Batch# 1327967 DEEDWARR
09/29/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20250929-0077480

File #25-DW-0807-W

(SEAL)
ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2025.

Notary Public
MY COMMISSION EXPIRES: 2.24.2026

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael John Ford and Madison Kay Stuart	TEXANA BANK, NA	
(NAME)	(NAME)	
807 Hillview Heights	11698 KELLER BLVD STE 100	**105 14 0 193.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	KELLER TX 76248	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

BETHANY A. SCANLAN AND ANDREW C. JELINEK, WIFE AND HUSBAND,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MICHAEL JOHN FORD, AND MADISON KAY STUART, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Map of ROBERT LEE BIBB SUBDIVISION OF LOT 3 OF THE HENRY TRACT of record in Plat Book 547, Page 194, in the 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 Bethany A. Scanlan and Andrew C. Jelinek, wife and husband, by Warranty Deed from Jason Plagman and Megan Plagman, husband and wife, of record in Instrument No. 20190612-0056599, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019, and recorded on June 12, 2019. Also see Affidavit of Scrivener's to Amend Warranty Deed recorded in Instrument No. 20190911-0092064, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROBERT LEE BIBB SUBDIVISION OF LOT 3 OF THE HENRY TRACT, as recorded in Plat Book 547, Page(s) 194.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **ANDREW C. JELINEK** as Attorney-in-Fact for **BETHANY A. SCANLAN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202509290077479, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **807 Hillview Heights, Nashville, TN 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, 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 the 26th day of September, 2025.

Bethany A Scanlan by AC Jelinek as attorney in fact
Bethany A. Scanlan by Andrew C. Jelinek, her Attorney-In-Fact

AC Jelinek
Andrew C. Jelinek

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANDREW C. JELINEK**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BETHANY A. SCANLAN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **BETHANY A. SCANLAN**.

Witness my hand and official seal this **26th** day of **September**, **2025**.

Notary Signature
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2025, before me personally appeared Andrew C. Jelinek, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2025.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 9-26-2025.

A R Steelman
Affiant Signature

9-29-2025
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 29 day of September, 2025.

CINDY PERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
SEAL

Cindy Person
Notary Public

My Commission Expires: 4-19-2027

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