Warranty Deed

Karen Johnson Davidson County Batch# 1330898 DEEDWARR 10/06/2025 02:35:30 PM 4 pgs Fees: $23.00 Taxes: $4,255.00 20251006-0079657	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of October, 2025. Notary Public My commission expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gemma Louise O'Sullivan	Edmonton State Bank	083-10-0-452.00
406 North 17th Street	913 West Main St	
Nashville, TN 37206	Glasgow, KY 42141	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER P. SCOMA AND KRISTYN E. SCOMA, TRUSTEES OF THE CHRISTOPHER AND KRISTYN SCOMA LIVING TRUST DATED FEBRUARY 15, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GEMMA LOUISE O'SULLIVAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 189 and 190, Map of McEwen Place as shown on plat of record in Plat Book 332, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Christopher P. Scoma and Kristyn E. Hansen, joint tenants with right of survivorship by Warranty Deed from Michael Ryan Baum, a single man of record in Instrument No. 20141021-0096918 Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 21, 2014 and Affidavit of Scrivener's Error recorded in Instrument No.20150115-0004433 on January 15, 2015.

Being the same property conveyed to Christopher P. Scoma and Kristyn E. Scoma, Trustees of the Christopher and Kristyn Scoma Living Trust dated February 15, 2023 by Quit-Claim Deed from Christopher P. Scoma and Kristyn E. Scoma, joint tenants with right of survivorship of record in Instrument No. 20230227-0013426 Register's Office for Davidson County, Tennessee, dated February 15, 2023 and recorded on February 27, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 406 North 17th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2025.

The Christopher and Kristyn Scoma Living Trust dated February 15, 2023

By: _____
Christopher P. Scoma, Trustee

By: _____
Kristyn E. Scoma, Trustee

STATE OF WISCONSIN
COUNTY OF Kenosha

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher P. Scoma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Christopher and Kristyn Scoma Living Trust dated February 15, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025.

_____
Notary Public

My Commission Expires: 6/29/2026

TALISHA JEFFERSON
Notary Public
State of Wisconsin

STATE OF NEVADA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristyn E. Scoma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Christopher and Kristyn Scoma Living Trust dated February 15, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025.

_____
Notary Public

My Commission Expires:

The address of the herein described property is believed to be 406 North 17th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of October, 2025.

The Christopher and Kristyn Scoma Living Trust dated February 15, 2023

By:_____
Christopher P. Scoma, Trustee

By:_____
Kristyn E. Scoma, Trustee

STATE OF WISCONSIN
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher P. Scoma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Christopher and Kristyn Scoma Living Trust dated February 15, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025.

_____
Notary Public

My Commission Expires:

STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kristyn E. Scoma, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Christopher and Kristyn Scoma Living Trust dated February 15, 2023, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 1st day of October, 2025.

_____
Notary Public

My Commission Expires: 2/15/2029

G SAGMIT
Notary Public, State of Nevada
Appointment No. 21-0437-01
My Appt. Expires Feb 15, 2029

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford, 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 correct copy of the original document executed and authenticated according to law on 10/03/2025.

John Cobb Rochford

Date: 10/03/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brooke Bellamy, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 10/03/2025.



NOTARY PUBLIC

COMMISSION EXPIRES: 9/3/29