WARRANTY DEED

Karen Johnson Davidson County
Batch# 1337429 DEEDWARR
10/23/2025 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $6,623.00
20251023-0084477

File #25-TL-3261-C

(SEAL)

ADDALITA STEPHENS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Montgomery (AS)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 9/13/2028

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)
Scott Scovill	New Owners	
(NAME)	(NAME)	
3261 Thoroughbred Drive		**124 00 0 134.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

GREGORY D. DEW AND KELLEY G. DEW, TRUSTEES OF DEW REVOCABLE LIVING TRUST DATED NOVEMBER 11, 2019,

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

Scott Scovill, A SINGLE INDIVIDUAL

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 lying in the 12th Councilmanic District, Davidson County, Tennessee, and being further described as follows:

Beginning at an old iron rod, said rod being the Southeasterly corner of the Joe Jr. and Carol I. Valent, Trustees property, of record in Instrument # 20031009-149707, Register's Office Davidson County, Tennessee;

Thence, with Valent's Easterly line, N 08°10'14" E-51.90 feet to an old iron rod;

Thence, continuing with Valent's Easterly line, N 07°36'55" E-50.51 feet to an old iron rod, said rod being the Southwesterly corner of the U.S.A. property;

Thence, leaving Valent's line and with the U.S.A.'s Southerly line, S 69°16'54" E-26.33 feet to an old iron rod, said rod being a Northwesterly corner of the Mark S. and Lori L. Pope property, of record in Deed Book 11489, Page 264, R.O.D.C., TN;

Thence, leaving the U.S.A's line, and with Pope's line, S07°18'02" W-513.53 feet to an old iron rod;

Thence, continuing with Pope's line, N 82°10'34" W, passing over an old iron rod at 117.50 feet, a distance of 367.50 feet to an old iron rod;

Thence, continuing with Pope's line, S 07°49'26" W-25.00 feet to an old iron rod in a curve in the Northerly margin of the cul-de-sac on Palamino Drive;

Thence, continuing with the Northerly margin of Palamino Drive, with a curve to the left, having a radius of 50.00 feet, a delta angle of 48°11'01", a chord being S 73°43'56" W-40.82 feet, a length of 42.05 feet to an old iron rod;

Thence, continuing with Pope's line, S 07°49'26" W-25.00 feet to an old iron rod in a curve in the Northerly margin of the cul-de-sac on Palamino Drive;

Thence, continuing with the Northerly margin of Palamino Drive, with a curve to the left, having a radius of 50.00 feet, a delta angle of 48°11'01", a chord being S 73°43'56" W-40.82 feet, a length of 42.05 feet to an old iron rod;

Thence, continuing with the Northerly margin of said road, with a curve to the right, having a radius of 25.00 feet, a delta angle 48°11'01", a chord being S 73°44'18" W-20.41, a length of 21.02 feet to an old iron rod;

Thence, continuing with the Northerly margin of said road, N 82°10'34" W-425.12 feet to an old iron rod, said rod being the Southerly radius return at the intersection of Palamino Drive and Thoroughbred Drive;

Thence, with a curve to the right, having a radius of 25.00 feet, a delta angle of 90°00'00", a chord being N 37°10'34" W-35.36 feet a length of 39.27 feet to an old iron rod in the Easterly margin of Thoroughbred Drive;

Thence, with the Easterly margin of Thoroughbred Drive, N 07°49'26" E-373.51 feet to an old iron rod;

Thence, continuing with the Easterly margin of said road, with a curve to the left, having a radius of 56,573.73 feet, a delta angle of 00°04'10", a chord being N 07°47'22" E-68.50 feet, a length of 68.50 feet to an old iron rod, said rod being the Southwesterly corner of the aforementioned Valent property;

Thence, leaving the margin of said road, and with Valent's Southerly line, S 82°10'28" E-843.07 feet to the point of beginning.

Containing 8.962 acres.

Being the same property conveyed to Gregory D. Dew and Kelley G. Dew, Trustees of the Dew Revocable Living Trust, dated November 11, 2019, by Warranty Deed from Greg Dew and wife, Kelley Dew, as tenants by the entirety, of record in Instrument No. 20191203-0124063, in the Register's Office of Davidson County, Tennessee, dated November 11, 2019, and recorded on December 03, 2019.

Being the same property conveyed to Greg Dew and wife, Kelley Dew, by Warranty Deed from David B. Taylor, an unmarried person, of record in Instrument No. 20060607-0067392, in the Register's Office of Davidson County, Tennessee, dated June 06, 2006, and recorded on June 07, 2006.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BRIDLE PATH SUBDIVISION, SECTION SIX, as recorded in Plat Book 9700, Page 675.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10186, Page 472 and Instrument No. 20060607-0067392.
* Easement for Right to Install a private sewage disposal system, recorded in Book 10273, Page 365.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 3261 Thoroughbred Drive, Hermitage, TN 37076.

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 21st day of October, 2025.

Dew Revocable Living Trust dated November 11, 2019

By: _____
Gregory D. Dew, Trustee

By: _____
Kelley G. Dew, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of October, 2025, before me personally appeared Gregory D. Dew and Kelley G. Dew, Trustees of Dew Revocable Living Trust dated November 11, 2019, 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 21st day of October, 2025.

_____
Notary Signature
My commission expires:

JAMESTOWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MARCH 11, 2026

202510230084477

Certificate of Authenticity

I, Joshua A. Terry, 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 10/21/2025.

Affiant Signature – Joshua A. Terry

10/23/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/23/2025.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON