Karen Johnson Davidson County
Batch# 1354421 DEEDWARR
12/04/2025 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20251204-0096635

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-25-11923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAMELA AUTRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 2-27-2029

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ben Jumper and Katie Jumper	**New Owner**	
(NAME) 4742 AND 4748 Lickton Pike	(NAME) **4798 Lickton Pk**	03100007900 and 03100007800
(ADDRESS) Nashville, TN 37189	(ADDRESS) **Nashville, TN 37189**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Karren L. Scott, married***, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben Jumper and wife, Katie Jumper**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, described according to a survey made by Cummings Surveying Company, dated September 9, 1968, as follows:

Beginning at a stake in the center of Lickton Pike, at the southeast corner of the property conveyed to Claude E. Wair, Jr., as of record in Book 4197, page 822; thence with the center of said pike, South 7 deg. 50 min. West 100 feet to stake; thence leaving said Pike, North 84 deg. 30 min. West 887.5 feet to a point; thence North 30 deg. 15 min. West 234.2 feet to a point; thence North 53 deg. 15 min. West 316.3 feet to a point; thence North 36 deg. 45 min. East 100 feet to a point; being in Waifs line; thence with the said Wair's southerly line, South 53 deg. 15 min. East 338 feet to a point; thence South 30 deg. 15 min. East 199.5 feet to a point; thence South 84 deg. 30 min. East 840.5 feet to the point of beginning, containing 3.16 acres more or less.

Being the same property conveyed to Karren L. Scott and Claude E. Wair, (as to a life estate), by Quitclaim Deed from Claude E. Wair, a single person, dated September 24, 2020 and recorded September 28, 2020 in Instrument No. 20200928-0111037, Register's Office of Davidson County, Tennessee.

The Claude E. Wair, Jr. died on or about September 14, 2024, thereby extinguishing his life estate interest.

Property 2:
Land in Davidson County, Tennessee, described according to a survey made by E. F. Luther, Jr., Engineer, October 1967, as follows:

BEGINNING on the center line of Lickton Pike at the southeast corner of G. W. Lawrence property (.5 acre) continuing south 7 deg. 50' West 100 feet to another spike in the center line of Lickton Pike being the southeast corner of this tract and the northeast corner of the Wright property (203) acres thence North 84 deg. 30' West, 840.5 feet to an iron pin, thence North 30 deg. 15' West, 199.5

feet; thence North 53 deg. 15' West to an iron pin on upper side of a 12 inch Elm; thence North 11 deg. East 127.5 feet to an iron pin, thence North 1 deg. West 107 feet to an iron pin; thence North 12 deg. West 220 feet to a corner stone, being same as southwest corner of Keller property; thence South 85 deg. East, 722 feet to an iron pin in the northwest corner of the 5.5 acre tract of Dennis property; thence South 5 deg. 15' west, 608 feet to an iron pin being the southwest corner of the 5.5 acre tract of Dennis property; thence South 84 deg. East 395 feet to an iron pin in the northwest corner of G. W. Lawrence lot; thence South 6 deg. West 89 feet to the southwest corner of the Lawrence lot; thence south 84 deg East 167 feet to the beginning, containing 14 acres, more or less.

Being the same property conveyed to Karren L. Scott subject to a life estate reserved to Claude E. Wair by Quitclaim Deed from Claude E. Wair, a single person dated September 24, 2020 and recorded September 28, 2020 in Instrument No. 20200928-0111036, Register's Office of Davidson County, Tennessee.

The said Claude E. Wair, Jr. died on or about September 14, 2024, thereby extinguishing his life estate interest.

This is improved property more commonly known as 4742 AND 4748 Lickton Pike, Nashville, TN 37189.

****The subject property having never been the personal, primary residence of Grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated in T.C.A. § 26-2-301 or other similar statutes therein.***

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 3rd day of December, 2025.

Karren L Scott

Karren L. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Karren L. Scott, 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 3rd day of December, 2025.

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Notary Signature
My commission expires: May 8, 2028

PAGE 1 OF 2 Warranty Deed

202512040096635

Certificate of Authenticity

I, Pam Autry, 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 **December 3, 2025**.

Date

Affiant Signature

December 3, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **December**, 20**25**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029

Date

Notary's Seal (if on paper)