Karen Johnson Davidson County
Batch# 1354425 DEEDWARR
12/05/2025 07:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20251205-0096639

WARRANTY DEED

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

File No. PA-25-11922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

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 12-27-2027

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) 4758 Lickton Pike	(NAME) **4798 Lickton Pike**	031-00-0-027.00
(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, **Zachary M. Scott, unmarried** 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:

A tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe on the western margin of Lickton Pike. Said point being the southeast corner of this remaining property; thence leaving said road margin North 84 degrees 00 minutes 34 seconds West 536.68 feet to an iron pipe at a fence corner; thence with fence line North 04 degrees 44 minutes 46 seconds East 409.17 feet to an iron rod in a fence line; thence South 83 degrees 02 minutes 20 seconds East 105.23 feet to a point; thence South 68 degrees 09 minutes 06 seconds East 177.10 feet to an iron rod in a fence line; thence with fence line South 01 degrees 55 minutes 20 seconds East 144.11 feet to an iron pipe at a fence corner; thence with fence line South 81 degrees 58 minutes 28 seconds East 283.58 feet to an iron rod on the western margin of Lickton Pike; thence with western margin of Lickton Pike South 19 degrees 44 minutes 58 seconds West 93.59 feet to a point; thence continuing with western margin of Lickton Pike South 11 degrees 26 minutes 41 seconds West 115.71 feet to the point of beginning, containing 3.85 acres, more or less.

Being the same property conveyed to Claud Wair, unmarried by Warranty Deed from Emma M. Keller, unmarried of record in Book 10373, Page 146, Register's Office for Davidson County, Tennessee, dated February 26, 1997 and recorded on March 7, 1997.

Being a portion of the same property conveyed to Claude E. Wair, Jr., unmarried by Quitclaim deed from Claud Wair, unmarried of record in Book 10730, Page 114, Register's Office for Davidson County, Tennessee, dated May 30, 1997 and recorded on December 22, 1997.

Being the same property conveyed to Claude E. Wair, Jr., a person (reserving onto himself a life estate interest) by Quitclaim Deed from Karren L. Scott of record in Instrument No. 20200928-0111035 Register's Office for Davidson

County, Tennessee, dated September 24, 2020 and recorded on September 28, 2020.

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

Being the same property conveyed to Zachary M. Scott, an unmarried individual by Quitclaim Deed from Karren L. Scott, a married individual of record in Instrument No. 20251103-0087368 Register's Office for Davidson County, Tennessee, dated October 22, 2025 and recorded on November 3, 2025.

This is property more commonly known as 4758 Lickton Pike, Nashville, TN 37189.

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.

Zachary M. Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of December, 2025, before me personally appeared Zachary M. 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.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

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)