Karen Johnson Davidson County
Batch# 1356892 DEEDWARR
12/11/2025 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20251211-0098798

WARRANTY DEED

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED NINETY THOUSAND AND 00/100 (490,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BRIAN EDWARD WHITE (NAME)	**NEW OWNER** (NAME)	**094 12 0 060.00**
274 IVYWOOD DRIVE NASHVILLE, TN 37210 (ADDRESS)	**274 Ivywood Drive Nashville, TN 37210** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 5th day of December, 2025, the undersigned, **AMY SCHOLS, A SINGLE WOMAN AND MARTIN KELLY SCHOLS, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRIAN EDWARD WHITE, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **274 IVYWOOD DRIVE, NASHVILLE, TN 37210** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of CLOVER NOOK of record in Plat Book 2900, Page(s) 51 and 52, 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 Amy Schols, a single woman and Martin Kelly Schols, a single man, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Mark Evans, a single person, of record in Instrument No. 20220617-0070037, in the Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 17, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

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.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December, 2025.

GRANTOR: AMY SCHOLS
BY: MARTIN KELLY SCHOLS, HER ATTORNEY-IN-FACT

Amy Schols by Martin Kelly Schols Her Attorney-In-Fact

STATE OF Washington)
COUNTY OF Skagit)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **MARTIN KELLY SCHOLS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **AMY SCHOLS**, of record in the Davidson County Register of Deeds as Instrument Number **20251211-0098367**, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Amy Schols the within named Grantor, an Individual residing in the state of TN, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 5th day of December, 2025.

Andrea J Martin — 10-10-27
Notary Public — My Commission Expires

ANDREA J MARTIN
Notary Public
State of Washington
Commission # 67634
My Comm. Expires Oct 10, 2027

GRANTOR: MARTIN KELLY SCHOLS

Martin Kelly Schols

STATE OF Washington)
COUNTY OF Skagit)

Personally, appeared before me, a Notary Public of the aforesaid authority, **MARTIN KELLY SCHOLS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 5th day of December, 2025.

Andrea J Martin — 10-10-27
Notary Public — My Commission Expires

ANDREA J MARTIN
Notary Public
State of Washington
Commission # 67634
My Comm. Expires Oct 10, 2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 5, 2025

Affiant Signature

December 5, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 5 day of December, 20 25.

Notary Public

Notary's Seal:

