25.5206

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **WILSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$385,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/04/2025** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1361848 DEEDWARR
12/29/2025 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20251229-0102601

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
10-26-25

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kirk Bewer, and Kristof Bewer	**Southern Bank of Tennessee**	**090-08-4X-001-00** **090-08-4X-002.00** **090-08-4X-900.00**
600 James Avenue **Nashville, TN 37209**	**675 North Mt. Juliet Road** **Mt. Juliet,TN 37122**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Adam M. Scully and Tia Scully, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kirk Bewer, and Kristof Bewer,** 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:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Property 1: 600 James Avenue
Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Sixhundredtwo James Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20230807-0061157, in the Register's Office for Davidson . County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 2: 602 James Avenue
Land in Davidson County, Tennessee, being Unit No. B, on the Plan of Sixhundredtwo James Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20230807-0061157, in the Register's Office for Davidson . County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Property 3: 600C James Avenue
Land in Davidson County, Tennessee, being common elements, on the Plan of Sixhundredtwo James Avenue, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230807-0061157, 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 Adam M. Scully and Tia Scully, husband and wife by Warranty Deed dated July 15, 2025 from Mary Carolyn Roberts and Matthew T. Davis, wife and husband, recorded July 21, 2025, in Instrument Number 20250721-0057406, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **600, 602, 600C James Avenue, Nashville, TN 37209**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **4th** day of **September, 2025**.

Adam M. Scully

Tia Scully

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Adam M. Scully and Tia Scully, husband and wife**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the ~~3rd~~ 4th day of **September, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/23/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Alex Sharer, 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 9-4-25 (date of document).

Alex Sharer
Affiant Signature

10-8-25
Date

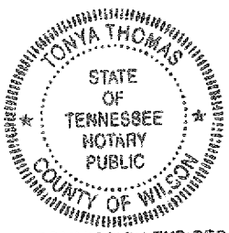
State of TN

County of Wilson

Sworn to and subscribed before me this 8 day of October, 2025.

Tonya Thomas
Notary's Signature

MY COMMISSION EXPIRES: 10-26-25



MY COMMISSION EXPIRES: