Karen Johnson
Batch # 1372437
01/22/2026 03:28:00 PM
Fees: $13.00 Taxes: $3,238.98

Davidson County
DEEDWARR
2 pgs

20260122-0005464

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952330**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $875,400.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2026. Notary Public My Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

WARRANTY DEED

Address New Owner: Phillip Ryan Greenawalt and Evan Daniel Curran 2925 Scott Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 06 4N 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jessica Casprowitz and Connor Robertson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Ryan Greenawalt and Evan Daniel Curran, a married couple,,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of SCOTT AVENUE RESIDENCES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing SCOTT AVENUE RESIDENCES, a Horizontal Property Regime, of record in Instrument No. 20210415-0050161 and also see Scrivener's Affidavit Record in Instrument No. 20210416-0051292, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jessica Casprowitz and Connor Robertson, Wife and Husband, by Warranty Deed from Scott Keller Ventures, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20231005-0078399, in the Register's Office of Davidson County, Tennessee, dated September 29, 2023, and recorded on October 05, 2023.

Being a part of the same property conveyed to Scott Keller Ventures, LLC, by Warranty Deed from Aja Real Estate Investments LLC, of record in Instrument No. 20210414-0049861, in the Register's Office of Davidson County, Tennessee, dated March 26, 2021, and recorded on April 14, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of KELLER'S SUBDIVISION OF THE MAXEY HOME PLACE, as recorded in Plat Book 421, Page 86.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210415-0050161 and Scrivener's Affidavit in Instrument No. 20210416-0051292.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4215, Page 70.

Easement for Sanitary Sewers and/or Storm Drainage Plot Water Mains, Pumps And Appurtenances, recorded in Instrument No. 20210312-0032994.

Charter for Scott Avenue Residences Homeowners' Association, Inc. as Recorded in Instrument No. 20210427-0055762.

Rights of upper and lower riparian owners to the flow of the waters of the Unknown, free from diminution or pollution.

This is improved property located at 2925 Scott Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of January, 2026.

Jessica Casprowitz

Connor Robertson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jessica Casprowitz and Connor Robertson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2026.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-08-2026