Karen Johnson Davidson County
Batch# 1402465 DEEDWARR
04/07/2026 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $3,200.50
20260407-0027705

ANN CASEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07-02-2029 DAVIDSON COUNTY (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $865,000.00. Affiant Subscribed and sworn to before me, this 2nd day of April, 2026. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joseph Celeste and Tsz Yan Grace Chow	**New Owner**	**114-07-0-025.00**
7541 Oak Haven Trace		
Nashville, TN 37209		

FOR AND IN 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, WE,

Jonathan L. Scott and Melanie B. Scott, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Celeste, an unmarried man, and Tsz Yan Grace Chow, an unmarried woman, as tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Final Plat of Oakhaven Subdivision, Section 5 of record in Instrument No. 20020618-0073568, 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 Jonathan L. Scott and Melanie B. Scott, husband and wife, by Warranty Deed, from Brain (Brian) M. Sipple and Mari A. Carruba, husband and wife, dated July 2, 2013, of record in Instrument No. 20130705-0069878, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Instrument No. 20020618-0073568, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 10353, Page 676, amended in Instrument No. 20020130-0013213, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 7541 Oak Haven Trace, Nashville, TN 37209.

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 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(s) this 2nd day of April, 2026.

Jonathan L. Scott

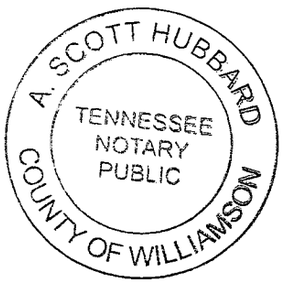
Melanie B. Scott

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid before me personally Jonathan L. Scott and Melanie B. Scott, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2026.

Notary Signature
My commission expires: 10-21-28



RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-139**

Certificate of Authenticity

I, Scott Hubbard, 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

4/2/26.

Date

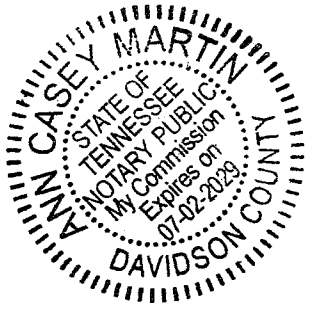
Affiant Signature

April 2, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of April, 2026

Notary's Signature



My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-139**