Karen Johnson Davidson County
Batch# 1405222 DEEDWARR
04/14/2026 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $789.21
20260414-0030449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam & Jacobson Investments, LLC	New Owner	096-14-0-211.00
(NAME)	(NAME)	
2200 Batavia St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Terrie J. Scott, Executrix and Heir at law and Tammie L. Scott, Heir at law for The Estate of Jack Scott**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Adam & Jacobson Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEE(S), his/her/their 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. 906 on the Plan of Cloverhill Subdivision, Section XI, of record in Book 2663, Page 26, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jack Scott and wife, Ena Nelle Scott by Warranty Deed from Jerry W. Reynolds and wife, Patricia H. Reynolds, dated 02/11/1972, of record in Book 4576, Page 884, Register's Office for Davidson County, Tennessee.

The said Ena Nelle Scott AKA Eva Neele Goolsby Scott died on 11/13/2017, leaving the said Jack Scott the sole surviving tenant by the entirety.

The said Jack Scott died testate on 01/11/2026, devising subject property to Terrie J. Scott as Executor of the estate of Jack Scott, Deceased, as evidenced in File No. 26P423, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3017 Lakeland Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 9th day of April, 2026.

The Estate of Jack Scott

By: _____
Terrie J. Scott, Executrix and Heir at law

By: _____
Tammie L. Scott, Heir at law

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terrie J. Scott, Executrix and Heir at Law and Tammie L. Scott, Heir at law for the estate of Jack Scott, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of April, 2026.

_____
Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202604140030449

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 9. 2026

Affiant Signature

14th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028