WARRANTY DEED

Karen Johnson Davidson County
Batch # 1426594 DEEDWARR
05/29/2026 09:19:51 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20260529-0048673

W-C-26-4411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 05/08/28

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Jeri L. Howard	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**131-12-0-027.00**
PO Box 330044	**200 East Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**McMinnville, TN 37110**	
(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 consideration, the receipt of which is hereby acknowledged, **AMANDA MARIE ROSE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERI L. HOWARD, A MARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being described according to a survey made be Hickerson-Miller, Engineers, dated March 14, 1959, as follows:

Beginning at an iron pin in the westerly margin of Scenic Drive, said iron pin being 325 feet south of the northeast corner of the property conveyed to Houston T. Ezell and wife Mabel W. Ezell, by deed from J.E. Turrentine and wife, of record in Book 2484, page 395, Register's Office for said County; thence with the margin of Scenic Drive south 19 degrees 15' west 100 feet to an iron pin; thence north 86 degrees 00' west 246 feet to an iron pin; thence north 3 degree 05' east 90 feet to an iron pin; thence south 87 degrees 40' east 276 feet to an iron pin, the point of beginning.

Being the same property conveyed to Amanda Marie Rose, an unmarried woman by Warranty Deed from Sonja Castleman and John R. Harris, Co-Trustees of The Harris Family Trust dated July 17, 2000 of record in Instrument No. 20110729-0058192, Register's Office for Davidson County, Tennessee, dated July 26, 2011 and recorded on July 29, 2011.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4411 Scenic Dr, Nashville, Tennessee 37204**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 the 26th DAY OF MAY, 2026.

Amanda Marie Rose

Benjamin Michael Berry

Benjamin Michael Berry, spouse of Amanda Marie Rose, hereby joins in this conveyance and does transfer and convey any and all marital interest Benjamin Michael Berry may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA MARIE ROSE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN MICHAEL BERRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212