Karen Johnson Davidson County
Batch# 1431856 DEEDWARR
06/10/2026 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,254.69
20260610-0052656

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $609,375.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 8th day of June, 2026. Notary Public My commission expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Scout Nashville, LLC	New Owner(s)	(part of) 072-02-0-105.00
25596 West Grass Lake Road		
Antioch, IL 60002		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BLAKE SENNETT, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOUT NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Land in Davidson County, Tennessee, being Lot No. 43 on the Final Plat Re-Subdivision of Lot No. 43 and Lot No. 44 on the Map of Craig's Subdivision of the Crownover Property and Lot 1 on the Plan of Kelley Properties, LLC Property of record in at Instrument No. 20260217-0012450, 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 a portion of the same property conveyed to Sennett Commercial, LLC, a Tennessee limited liability company and Bear Flag, LLC, a Tennessee limited liability company by Warranty Deed from Kelley Properties, LLC, a TN limited liability company of record in Instrument No. 20190410-0032881 Register's Office for Davidson County, Tennessee, dated April 10, 2019 and recorded on April 10, 2019.

Being a portion of the same property conveyed to Blake Sennett by Quitclaim Deed from Sennett Commercial, LLC, a Tennessee limited liability company and Bear Flag, LLC, a Tennessee limited liability company of record in Instrument No. 20230117-0003756 Register's Office for Davidson County, Tennessee, dated January 9, 2023 and recorded on January 17, 2023.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 3614 Baxter Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of May, 2026.

Blake Sennett

Blake Sennett

STATE OF Texas
COUNTY OF Collin

Personally appeared by audio-video communication before me, the undersigned, a Notary Public in and for the County and State, the within named Blake Sennett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of May, 2026.

Notary Public

My Commission Expires: 11/24/2028

Electronically signed and notarized online using the Proof platform.

NOTARY PUBLIC STATE OF TEXAS

T Rogers

ID NUMBER
125127245
COMMISSION EXPIRES
November 24, 2028

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 June 8. 2026

Affiant Signature

10th day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

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