Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
Hillsboro Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

File #26-192

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch # 1436482 DEEDWARR
06/22/2026 11:16:07 AM 3 pgs
Fees: $18.00 Taxes: $26,012.77
20260622-0055890

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,030,477.43

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2026

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Jacques and Matthew Jacques	NEW OWNER	144-15-0-025.00
(NAME)	(NAME)	
6113 Montcrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Kevin E. Scott, an unmarried man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna Jacques and Matthew Jacques, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Davidson County, Tennessee, being Lot No. 47 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, Pages 61 and 62, Register's Office for said County.

Said Lot No. 47 fronts 157 feet on the Northerly margin of Montcrest Drive and extends back 508.9 feet on the Easterly side and 397.3 feet on the Westerly side to a dead line in the rear measuring 255 feet.

Being the same property conveyed to Kevin E. Scott, an unmarried man by Warranty Deed from Equity Trust Company Custodian FBO Brandon Jenkins Roth IRA, as to a 70% undivided interest, and Equity Trust Company Custodian FBO Brandon Jenkins Sep IRA, as to a 30% undivided interest of record in Instrument No. 20241007-0077625, Register's Office for Davidson County, Tennessee, dated October 03, 2024 and recorded on October 07, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6113 Montcrest Drive, Nashville, TN 37215
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their signature(s) to be effective as of the 17th day of June, 2026.

Kevin E. Scott

Kevin E. Scott

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 17th day of June, 2026, before me, the undersigned, a remote online Notary Public of said County and State, personally appeared, by audio-visual communication, Kevin E. Scott, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of June, 2026.

Matt Deckard

Notarized online using audio-video communication technology

Notary Signature
My commission expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

Certificate of Authenticity

I, J. Anderson, 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 18, 2026.

Date

Affiant Signature

June 18, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of June, 20 26.

Notary's Signature

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)