Karen Johnson Davidson County
Batch# 1455471 DEEDWARR
08/04/2026 09:00:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20260804-0071469

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25993-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of July, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Charles Scott and Julie Scott 910 Tower Place Nashville, TN 37204	Capital City Home Loans 50 Chastain Center Boulevard Kennesaw, GA 30144-6904	132-05-0-027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Natalie Beaman Scott, a married person, as to 7% interest and James W. Cameron III, Trustee of the Lee A Beaman 2016 Trust F/B/O Natalie Raine Beaman as to 93% interest, as Tenants in Common**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Charles Scott and Julie Scott, husband and wife**, hereinafter called the Grantee(s), 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 all of Lot No. 6, Section No. 2, Glendale Park, according to survey and plat of same appearing of record in Book 1130, page 61, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Natalie Beaman Scott, a married person, as to 7% interest and James W. Cameron III, as Trustee of the Lee A. Beaman 2016 Trust F/B/O Natalie Raine Beaman, as to 93% interest, as tenants in common by Warranty Deed from Stuart Naylor and Caroline Naylor, husband and wife, dated October 4, 2019, recorded October 9, 2019, of record in Instrument No. 20191009-0103530, Register's Office for Davidson County, Tennessee.

Caleb Scott joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise

This is improved property located at: **910 Tower Place, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 30th day of July, 2026.

GRANTOR:

Natalie Beaman Scott

Caleb Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Natalie Beaman Scott, and Caleb Scott the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the maker, and have executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

Notary Public
My Commission expires: 11/17/2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of July, 2026.

GRANTOR:

James W. Cameron III, Trustee of the Lee A Beaman 2016 Trust F/B/O Natalie Raine Beaman

By: James W. Cameron Trustee
James W. Cameron, III, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James W. Cameron, III Trustee of the Lee A. Beaman 2016 Trust FBO Natalie Raine Beaman the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee of the Lee A Beaman 2016 Trust F/B/O Natalie Raine Beaman, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of July, 2026.

Julie Leturmy
Notary Public
My Commission expires: 7-1-2030

JULIE LETURMY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 7-1-2030

I, Kirsten Virden, 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 7-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of July, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

