WARRANTY DEED

Karen Johnson
Batch # 1473228
09/15/2026 02:45:04 PM
Fees: $13.00 Taxes: $1,295.00
Davidson County
DEEDWARR
2 pgs
20260915-0085732

G-ORE-26-943A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/28

(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 (S)
Tara D. Scatterday and Robert C. Scatterday	**Same as New Owner**	
(NAME)	(NAME)	**082-12-0B-001.00-CO**
324 New Jersey Avenue		
(ADDRESS)	(ADDRESS)	
Morgantown, WV 26501		
(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, **ALLISON H. CLIFFT, TRUSTEE OF THE BEYER LIVING TRUST DATED JUNE 15, 2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA D. SCATTERDAY AND ROBERT C. SCATTERDAY, WIFE AND HUSBAND,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. A, of The Richmond, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Richmond Condominium of record in Instrument No. 20070510-0056425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "E" to said Master Deed; and voting percentage as set forth in Exhibit "F" to said Master Deed as amended.

Being the same property conveyed to Judith L. Beyer, unmarried by Warranty Deed from Frank D Vann and Johanna R Vann of record in Instrument No. 20200318-0029810 Register's Office for Davidson County, Tennessee, dated March 17, 2020 and recorded on March 18, 2020.

Being the same property conveyed to Allison H. Clifft, Trustee, Beyer Living Trust dated June 15, 2016 by Quitclaim Deed from Judith L. Beyer, unmarried of record in Instrument No. 20241213-0096968 Register's Office for Davidson County, Tennessee, dated December 11, 2024 and recorded on December 13, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 70, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070510-0056425, Register's Office for Davidson County, Tennessee.
- Charter for The Richmond Condominium Owners Association, Inc. of record in Instrument Number 20070508-0055328, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **943A Russell Street, Nashville, Tennessee 37206**.

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 11th DAY OF SEPTEMBER, 2026.

Beyer Living Trust dated June 15, 2016

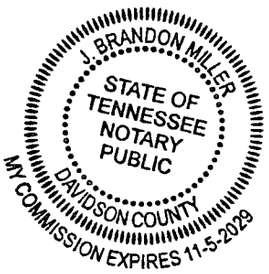
BY: _____
Allison H. Clifft
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLISON H. CLIFFT, TRUSTEE of BEYER LIVING TRUST DATED JUNE 15, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of September, 2026.

_____
Notary Public
My Commission Expires: 11-5-29
(SEAL)



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