Karen Johnson Davidson County
Batch# 1476446 DEEDWARR
09/22/2026 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20260922-0087987

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-10092-SL

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of September, 2026.

Notary Public
My Commission Expires: 9-3-30

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ariel R. Newton and David Sager 664 Magnolia Lane Nashville, TN 37211	Scott Credit Union 1100 Beltline Road Collinsville, IL 62234	141 05 0A 234.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Caroline Grace Beach, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Ariel R. Newton, a married woman, and David Sager, a married man, as joint tenants with right of survivorship** (individually and/or collectively, "Grantee"), 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. 234 on the Plan of Final Plat, AVONDALE PARK, PHASE 2, SECTION 1, CLUSTER LOT SUBDIVISION of record in Plat at Instrument No. 20110208-0011105, 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 the same property conveyed to Caroline Grace Beach, an unmarried woman, by Warranty Deed from James Thomas Brown and Anne Brown, husband and wife, of record in Instrument No. 20230822-0065612, in the Register's Office of Davidson County, Tennessee, dated August 08, 2023 and recorded on August 22, 2023.

This is improved located at: **1257 Scarcroft Lane, Nashville, TN 37221**

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 the 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, 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 18th day of September, 2026.

GRANTOR:

Caroline Grace Beach

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Caroline Grace Beach, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2026.

Notary Public
My Commission expires: 9-3-30



Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/18/2026 (date of document).

Affiant Signature

9/18/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of September, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL