Karen Johnson Davidson County
Batch# 1478731 DEEDWARR
09/29/2026 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $781.44
20260929-0090082

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$211,200.00**

Subscribed and sworn to before me this 29th day of September, 2026.

MARTHA J OGLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 16, 2029
COUNTY OF MONTGOMERY

Notary Public **Affiant**
My Commission Expires: 5/16/2029

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Aubrey B. Saling **5389 Brick Church Pike** **Goodlettsville, TN 37072**	**Same as New Owner**	**075-13-0-009.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **JOHN L. SCOTT, SR. AND AILEEN FRANCINE D. SCOTT, TRUSTEES OF THE SCOTT FAMILY TRUST DATED JUNE 14, 2017,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **AUBREY B. SALING, A MARRIED PERSON,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 455, as shown on the map entitled the Plan of Hermitage Hills, Section 5, of record in Plat Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN L SCOTT AND WIFE. FRANCINE D. SCOTT, by deed from JOHN M. TURNER, UNMARRIED, of record in Instrument No. 20060310-0028131, dated March 9, 2006, said Register's Office.

Further being the same property conveyed to JOHN L. SCOTT, SR. AND AILEEN FRANCINE D. SCOTT, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, OF THE SCOTT FAMILY TRUST, ITS SUCCESSORS AND ASSIGNS, by quitclaim deed from JOHN L. SCOTT AND WIFE, FRANCINE D. SCOTT, of record in in Instrument No. 20170626-0064065, dated June 14, 2017, said Register's Office.

This is ( ) unimproved (X) improved property known as: 5035 Bonnameade Drive, Hermitage, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 29 day of September, 2026.

The Scott Family Trust

By: John L. Scott Sr.
John L. Scott, Sr., Trustee

By: Aileen Francine D. Scott
Aileen Francine D. Scott, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Park, the undersigned authority, a Notary Public for said county and State, John L. Scott, Sr. and Aileen Francine D. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, (the following to be included only where the natural person is executing as agent) and who further acknowledged that such person(s) are the Trustees of the Scott Family Trust and are authorized by the trust to execute this instrument on behalf of the trust.

Witness my hand and official seal at Goodlettsville, Tennessee this the 29 day of September, 2026.

DPark

NOTARY PUBLIC
My Commission Expires: 2/10/2030

DEVIN PARK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES FEBRUARY 10, 2030

Tennessee Certification of Electronic Document

I, CHRISTINA M. BARTEE, 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 September 29, 2026 (date of document).

Affiant Signature

September 29, 2026
Date

State of Tennessee

County of Robertson

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: May 16, 2029

NOTARY'S SEAL

