Karen Johnson Davidson County
Batch# 213720 DEEDWARR
04/03/2019 03:52:32 PM 2 pgs
Fees: $13.00 Taxes: $943.50
20190403-0030574

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael Locascio	NEW OWNER	081 15 0 473.00
(NAME)	(NAME)	
1818 A Scovel St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charlotte Anne Herzenberg, an unmarried woman and Stephen Herzenberg, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Locascio,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

C. unmarried

Land in Davidson County, Tennessee, being the Easterly 25 feet of Lot No. 36 and the Westerly 13 feet of Lot No. 37 on the Plan of George Shield's First North Nashville Addition, as of record in Book 57, Page 62, Register's Office for said County.

Said Lots adjoin and front together 38 feet on the Northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to Charlotte Anne Herzenberg, unmarried by Warranty Deed from Wenford Barnes and wife, Nettie B. Barnes dated May 1, 2015 and recorded May 12, 2015 as Instrument No. 20150512-0043356, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1818 A Scovel St, Nashville, TN 37208

File Number: MTJ-1901511SSO

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-DR-19-1915

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.

Witness our hands this 28 day of March, 2019

Charlotte Anne Herzenberg by:
Stephen Herzenberg, her Attorney-in-Fact

Charlotte Anne Herzenberg by:
Stephen Herzenberg, her Attorney-in-Fact

Stephen Herzenberg

STATE OF PENNSYLVANIA

County OF Dauphin

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Stephen Herzenberg, 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, and further acknowledged that they executed the foregoing instrument on behalf of Charlotte Anne Herzenberg, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of _____, for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2019.

Beth C. Lawson

Notary Public

My Commission Expires: March 18, 2021

(SEAL)

COMMONWEALTH OF PENNSYLVANIA
NOTARY SEAL
Beth C. Lawson, Notary Public
Lower Swatara Twp., Dauphin County
My commission expires March 18, 2021

File Number: MTJ-1901511SSO