This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 277607 DEEDWARR
08/29/2019 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20190829-0087246

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $312,500.00.

SWO
Affiant

Subscribed and sworn before me this the 28 day of August, 2019.

Notary Public
My commission expires: 9/25/19

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Olutosin Okunoren 1013 Thomas Ave Nashville, TN 37216	New owner at property address	072-06-0 148.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HILARY J. SCARSELLA, A/K/A HILARY JEROME SCARSELLA AND JOHN S. SCARSELLA, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OLUTOSIN OKUNOREN AND EBONE N. OKUNOREN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being the West 50 feet of the East 112 (1/2) feet of Lot No. 8 on the Plan of Corrective Plat of E. J. Childers Subdivision of the J. H. Ambrose Tract of record in Plat Book 332, Page 134, Register's Office, Davidson County, Tennessee.

Said part of No. 8 fronts 50 feet on the Northerly margin of Thomas Avenue and extends back between parallel lines 177 feet more or less, to a dead line in the rear.

Being the same property conveyed to Hilary J. Scarsella and John S. Scarsella, wife and husband, by deed from George E. Williams, dated 08/29/2014, of record in Instrument No. 20140902-0079503, said Register's Office.

The said Hilary J. Scarsella and Hilary Jerome Scarsella are one in the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1013 Thomas Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28 day of August, 2019.

Hilary Jerome Scarsella by Jenny West
Hilary Jerome Scarsella
BY: Jenny West as Attorney-in-Fact Attorney in Fact

John S Scarsella by Jenny West
John S. Scarsella
BY: Jenny West as Attorney-in-Fact Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of August, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Hilary Jerome Scarsella by Specific POWER OF ATTORNEY dated August 19, 2019, and who acknowledged that he executed the same as the free act and deed Hilary Jerome Scarsella.

Witness my hand and official seal this 28th day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 28 day of August, 2019, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John S. Scarsella by Specific POWER OF ATTORNEY dated August 19, 2019, and who acknowledged that he executed the same as the free act and deed John S. Scarsella.

Witness my hand and official seal this 28th day of August, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019