WARRANTY DEED

Karen Johnson Davidson County
Batch# 378792 DEEDWARR
03/27/2020 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20200327-0033505

File No. DH0006163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley M. Stuckey and Kathryn L.Stuckey		
(NAME)	(NAME)	
2513 Sleepy Hollow Drive		149-03-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Mark Ryan Yajcaji, married, and Susan M. Scassero and Stephen L. Scassero, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley M. Stuckey and Kathryn L. Stuckey, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, 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. 433 on the Plan of Section Six, Edge-O-Lake Estates of record in Plat Book 3700, Page 15 and 16, 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 Mark Ryan Yajcaji and Susan M. Scassero and Stephen L. Scassero by Warranty deed from Christian Baril and Lisa Kidd of record in Instrument No. 20160818-0086564 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on August 18, 2016.

Being also known as 2513 Sleepy Hollow Drive Nashville, Tennessee 37217.

Margaret M. Yajcaji, spouse of Mark Ryan Yajcaji, joins in the execution of this instrument for the purpose of conveying his/her marital interest to said property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2513 Sleepy Hollow Drive, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

This Deed shall be effective in transferring ownership on the _____ day of March, 2020.

Witness my hand this _____ day of March, 2020.

Mark Ryan Yajcaji

Margaret M. Yajcaji

Susan M. Scassero

Stephen L. Scassero

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark Ryan Yajcaji, Margaret M. Yajcaji, and Stephen L. Scassero, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 20 day of March, 2020.

Notary Public

My commission expires:

A. N. DiCinno
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/27/2020

STATE OF NJ
COUNTY OF Burl

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Susan M. Scassero, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2 day of March, 2020.

Notary Public

My commission expires:

A. N. DiCinno
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 7/27/2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

