Karen Johnson Davidson County
Batch# 394166 DEEDWARR
04/30/2020 12:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200430-0045379

This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

New Owner:	**Send Tax Bill:**	**Map/Parcel**
Melissa L. Scalise, Trustee MELISSA L. SCALISE REVOCABLE LIVING TRUST, dtd April 24, 2020 1601A Eastside Ave. Nashville, TN 37206	SAME	094-01-0G-001.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

Sworn to and subscribed before me this April 24th, 2020.

Notary Public

My Commission Expires: 03-30-2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MELISSA SCALISE aka MELISSA LYNN SCALISE, now unmarried, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to Melissa L. Scalise, Trustee of the Melissa L. Scalise Revocable Living Trust, dated April 24, 2020.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto

belonging to the said Grantee, their successors, heirs and assigns forever, I covenant 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.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, 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.

The execution of this Warranty Deed is made pursuant to and in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020. This Warranty Deed may be executed in any number of counterparts, or by facsimile or other electronic transmission, in PDF or other electronic format, each of which shall be deemed an original and all of which together shall be deemed one and the same instrument.

WITNESS MY HAND this this April 24, 2020.

By: _____
MELISSA SCALISE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Scalise, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this _____, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

belonging to the said Grantee, their successors, heirs and assigns forever, I covenant 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.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, 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.

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WITNESS MY HAND this this _____, 2020.

By: _____
MELISSA SCALISE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Scalise, with whom I am personally acquainted, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this this April 24th, 2020.

_____
NOTARY PUBLIC

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-30-2021

My Commission Expires: 03-30-2021

Exhibit A

Property Description

Said property is described to wit:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for 1601 Eastside Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160922-0099910, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Scalise aka Melissa Lynn Scalise, a married woman, by Quitclaim Deed of record from Justin Scalise, married in Instrument No. 20190712-0068108, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 1601A Eastside Avenue, Nashville, TN 37206.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk 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: 2/12/23

Notary' Seal (if on paper)

