THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2300
Parcel ID: 091-06-0-436-00

Property Address:
5501 Tennessee Avenue, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 395668 DEEDWARR
05/05/2020 10:43:29 AM 2 pgs
Fees: $13.00 Taxes: $1,916.60
20200505-0046672

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New owner

Address of New Owner:
5501 Tennessee Ave.
Nashville, TN 37209

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **CORY SCARSI, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **JUSTIN G. SKULE, an unmarried man**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1404 of Block 201, on the map showing extension of Plan No. 1, West Nashville, of record Plat Book 57, Page 173, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CORY SCARSI, a married man by Deed dated October 21, 2016 from POTTER BROTHERS CONSTRUCTION, LLC, a Tennessee Limited Liability Company, recorded October 25, 2016, in Instrument Number 20161025-0112719, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 5501 Tennessee Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 173, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Instrument No. 20161010-0106657, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

LYNDSAY SCARSI, wife of CORY SCARSI joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to CORY SCARSI.

IN TESTIMONY WHEREOF, We have hereunto set my signatures, this 4 day of May, 2020.

CORY SCARSI

LYNDSAY SCARSI

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 CORY SCARSI, and wife, LYNDSAY SCARSI, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4 day of May, 2020.

Notary Public

My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $518,000.00.

Affiant

SWORN TO and subscribed before me on this 4 day of May, 2020.

Notary Public

My Commission Expires:
11/17/2020