Karen Johnson Davidson County
Batch# 519303 DEEDWARR
11/20/2020 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20201120-0136555

Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D20-0911

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Emily Dudley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of November, 2020

Julie Bailey
Notary Public

JULIE BAILEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

Commission Expires: 9-2-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Thomas Scalise and Angela Delight Sheilds 6122 Hill Circle Drive Nashville, TN 37209	New Owners	103-010J-001.00 CO; 103-010J-002.00 CO; 103-010J-900.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

As to Tracts 1 & 2: Joseph B. Walker as Devisee under the Last Will and Testament of Toni J. Rothfuss
As to Tract 3: Homes on the Hill Phase IV HOA

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Delight Shields, an unmarried woman and Justin Thomas Scalise, an unmarried man, as joint tenants with rights of survivorship
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:

Property situated in Davidson County, TN:

Tract 1:
Land in Davidson County, Tennessee, being Unit A of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No. 20150420-0035069, as amended (if applicable) at Instrument No. 20150611-0055339, 20161003-0104087 and 20190208-0011993, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Tract 2:
Land in Davidson County, Tennessee, being Unit B of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No. 20150420-0035069, as amended (if applicable) at Instrument No. 20150611-0055339, 20161003-0104087 and 20190208-0011993,, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Toni J. Rothfuss by deed from Timothy B. Harrington of record in Instrument No. 201510260108358, Register's Office for Davidson County, Tennessee.The said Toni J. Rothfuss died May 21, 2020. Her estate being administered in Docket Number 20P934, Probate Court for Davidson County, Tennessee.

Property being devised to Joseph B. Walker by Last Will and Testament of Toni J. Rothfuss.

Tract 3:
Land in Davidson County, Tennessee, being the property shown as the common area of the Homes on the Hill, Phase IV, as established in Master Deed of record at Instrument No. 20150420-0035069, as amended (if applicable) at Instrument No.20150611-0055339, 20161003-0104087 and 20190208-0011993,, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

BEING the same property shown as the common area in Supplement and Amendment No. 3 to Declarations of Covenants, Conditions and Restrictions for Homes on the Hill Phase IV, a Horizontal Property Regime with Private Elements of record in Instrument No. 201902080011993, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6106 & 6011 Hill Circle Drive, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16 day of November, 2020.

Joseph B. Walker, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph B. Walker, Devisee under the Last Will and Testament of Toni J. Rothfuss, Probate Court Case 20P934,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee this 16 day of November, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
NOTARY PUBLIC
STATE OF TENNESSEE
DICKSON COUNTY
My Commission Expires 02-22-2022

Homes on the Hill Phase IV HOA

Joseph B. Walker, Authorized Signer

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Joseph B. Walker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Authorized Signer for Homes on the Hill Phase IV HOA** and that he is authorized by Homes on the Hill Phase IV HOA to execute this instrument on its behalf as such Authorized Signer.

Witness my hand and official seal at Dickson, Tennessee this 16 day of November, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

