WARRANTY DEED

Karen Johnson Davidson County
Batch# 685048 DEEDWARR
07/28/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $4,551.00
20210728-0101377

File No. BC-21-913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2021

Notary Public

MY COMMISSION EXPIRES: 01-06-2025 (AFFIX SEAL)

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

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
Marc Scibilia, Mindy Scibilia, and Jeannine Scibilia	Same as New owner	
(NAME)	(NAME)	
1139 McAlpine Avenue		061-11-0-253-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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/we, **Shane Stratton and Angela P. Stratton, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mindy Scibilia and Marc Scibilia, wife and husband, and Jeannine Scibilia, an unmarried woman**, 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 Parcel No. 253 on the Final Plat of 1139 and 1201 McAlpine Avenue as shown on Plat of record in 20161129-0125056, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said property was formerly known as Lot 11 on the Plan of Kennedy & Graves Plan of Monte Vista of record in Plat Book 421, Page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Urban Properties, LLC by Warranty deed from Marian S. Essery and Arthur W. Essery of record in Instrument No. 20160902-0092566 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 02, 2016.

Being the same property conveyed to Shane Stratton by Quitclaim deed from Urban Properties, LLC., a Tennessee limited liability company of record in Instrument No. 20160907-0093958 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 07, 2016.

Being the same property conveyed to Shane Stratton and Angela P. Stratton, husband and wife by Quitclaim deed from Shane Stratton of record in Instrument No. 20201109-0131296 Register's Office for Davidson County, Tennessee, dated October 30, 2020 and recorded on November 09, 2020.

This is property more commonly known as 1139 McAlpine Avenue, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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.

Witness my/our hand this 23rd day of July, 2021.

Shane Stratton

Angela P. Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2021, before me personally appeared Shane Stratton and Angela P. Stratton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2021.

Notary Signature
My commission expires:

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

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 23, 2021.

Date

Affiant Signature

July 23, 2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23rd day of July, 2021.

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON