Karen Johnson Davidson County
Batch# 817043 DEEDWARR
03/08/2022 08:44:43 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220308-0025983

WARRANTY DEED

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/07/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2022-GTE-29

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
BAK Partnership 6011 GP	New owner	103 01 0J 001.00 103-01-0J-002-00
(NAME)	(NAME)	
408 b S. 15th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Justin Thomas Scalise and Angela Delight Shields, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **BAK Partnership 6011, A General Partnership** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

See "Exhibit A"

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is unimproved property located at 6011 Hill Circle, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 28th day of February, 2022.

GRANTOR:

Justin Thomas Scalise

Angela Delight Shields

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Justin Thomas Scalise and Angela Delight Shields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 28th day of February, 2022.

Notary Public

My Commission Expires: 9/2/24

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Exhibit A

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 Angela Delight Shields, an unmarried woman and Justin Thomas Scalise, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Joseph B. Walker as Devisee under the Last Will and Testament of Toni J. Rothfuss (as to Tracts 1 & 2) and Homes on the Hill Phase IV HOA (as to Tract 3), of record in Instrument No. 20201120-0136555, in the Register's Office of Davidson County, Tennessee, dated November 16, 2020 and recorded on November 20, 2020.

Being part of the same property conveyed to Toni J. Rothfuss, by Warranty Deed from Timothy B. Harrington, of record in Instrument No. 20151026-0108358, in the Register's Office of Davidson County, Tennessee, dated October 21, 2015 and recorded on October 26, 2015. Toni J. Rothfuss died testate on May 21, 2020, Joseph B. Walker as the heir at law. See Probate Case No. 20P934, filed in the Probate Court for Davidson County, Tennessee at Nashville.