Karen Johnson Davidson County
Batch# 844119 DEEDWARR
04/22/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220422-0046566

Name and Address of New Owner:
Eva Chaleff
1818A Scovel Street
Nashville, TN 37208

Send Tax Bills To:
Eva Chaleff
1818A Scovel Street
Nashville, TN 37208

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 5-16739-EL

Map & Parcel No: 081 15 0 473.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael C. Locascio, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Eva Chaleff , an unmarried woman ,** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 25 FEET OF LOT NO. 36 AND THE WESTERLY 13 FEET OF LOT NO. 37 ON THE PLAN OF GEORGE SHIELD'S FIRST NORTH NASHVILLE ADDITION, AS OF RECORD IN BOOK 57, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 38 FEET ON THE NORTHERLY SIDE OF SCOVEL STREET, FORMERLY MADISON STREET, AND RUN BACK BETWEEN PARALLEL LINES 140 FEET TO AN ALLEY.

Being the same property conveyed to Michael C. Locascio, unmarried by Warranty Deed from Charlotte Anne Herzenberg, an unmarried woman and Stephen Herzenberg, an unmarried man of record as Instrument No. 20190403-0030574 in the Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 3, 2019.

For Information Only: Being PIN 081 15 0 473.00
Being also known as 1818A Scovel Street, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of April, 2022.

(SEAL)
Michael C. Locascio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of April, 2022, before me personally appeared Michael C. Locascio, 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 14th day of April, 2022.

Notary Signature
My commission expires:

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXP

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sharon Fernandez
(Affiant)

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Sworn to and subscribed before me this 14th day of April, 2022.

Notary Public
My commission expires:
File No. 2022-4497-BT

Certificate of Authenticity

I, **HADLEY ROPER**, do hereby make oath that I am 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 4-14-22.

Hadley Roper
Affiant Signature

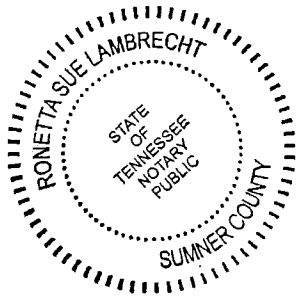
4-15-2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 4-15-2022.

Notary's Signature



My Commission Expires: **10/23/2023**

Notary's Seal