Karen Johnson Davidson County
Batch# 876092 DEEDWARR
06/23/2022 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20220623-0071570

This Instrument Prepared By:
Saddle Creek Title, LLC
756 Ridge Lake Blvd., Suite 120
Memphis, Tennessee 38120

WARRANTY DEED

THIS INDENTURE is made and entered into this 20 **day of June, 2022**, by and between **NHB, LLC, a Tennessee Limited Liability Company** party of the first part, and **Madison Marie Ballou and Benedict James Scaduto,** Wife and Husband, party of the second part,

WITNESSETH: That for and in consideration of the purchase price, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of all is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Lot 58, Section IV, Seven Oaks Subdivision, as shown on plat of record in Plat Book 2133, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 58 fronts 100 feet on the northerly side of Dempsey Place and extends back between lines, 206.5 feet on the easterly side and 255.5 feet on the westerly side to an irregular line in the rear on which it measures 190.6 feet.

Being the same property conveyed to NHB, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Rebecca Lynn King, a widow, dated December 16, 2021 and recorded January 21, 2022 in Instrument No. 20220121-0007972, in the Register's Office of Davidson County, Tennessee.

Please note: This property is being used for investment purposes. It is not the primary marital residence of the Grantor/Grantee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has good right to sell and convey the same; that the same is unencumbered, except for unpaid City and County Taxes which are not yet due and payable and except for the following: subdivision restrictions, building lines and easements of record in Plat Book 2133, Page 105, in the Shelby County Register's Office, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.
See Attached Signature Page.

NHB, LLC

By: Christy Hunt, Authorized Signor

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Christy Hunt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the authorized signor of NHB, LLC, the within named bargainor, a limited liability company, and that he/she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as such signor.

WITNESS my hand and Notarial Seal at office this 10 day of June, 2022.

Notary Public

My Commission Expires:

KRISTEN WHEELER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-28-2023

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$510,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10 day of June, 2022.

NOTARY PUBLIC

My Commission Expires:

KRISTEN WHEELER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-28-2023

Tax Parcel: 120-10-0-030
Property Address: 1208 Dempsey Drive, Nashville, TN 37217

Name & Address of Owner and Mail Tax Bills to:
Madison Marie Ballou and Benedict James Scaduto
1208 Dempsey Drive, Nashville, TN 37217

When Recorded Return To:
Foundation Title and Escrow
6001 Jackson Square Boulevard, La Vergne, TN 37086

Certificate of Authenticity

I, Tonya Loftin, 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 **June 10, 2022**.

Date

Tonya Loftin
Affiant Signature

June 17, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of June, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)