WARRANTY DEED

Karen Johnson Davidson County
Batch# 876894 DEEDWARR
06/23/2022 03:06:04 PM 2 pgs
Fees: $13.00 Taxes: $1,166.43

20220623-0072005

JM-FC-22-976

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-12-2025

(AFFIX SEAL)

PAM WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 12/12/2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul Richard Scaglione and Lindsey Ballinger **Richard Scaglione**	**Pinnacle Bank**	
(NAME) **976 Todd Preis Drive**	(NAME) **PO Box 702726**	**142-05-0D-050.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Dallas, TX 75370**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VICTORIA ORTEGA, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL RICHARD SCAGLIONE, UNMARRIED, AND LINDSEY BALLINGER, UNMARRIED AND RICHARD SCAGLIONE, MARRIED, ALL AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. L-402, together with the carport designated No. L-402-C on the Plan of Section Four, Phase One, River Plantation Condominium Apartments, a Horizontal Property Regime established by Master Deed of record in Book 4892, Page 440, as amended in Book 4956, page 756 and Instrument Nos. 20050128-0010626 and Instrument No. 20050602-0062760, the plat of which is of record in Plat Book 4860, pages 17-19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria Ortega, an unmarried woman by Warranty deed from Caree McAfee Varughese, an unmarried woman of record in Instrument No. 20200421-0041692 Register's Office for Davidson County, Tennessee, dated April 16, 2020 and recorded on April 21, 2020. (Value of consideration shown in aforementioned deed $202,500.00.).

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Book 4860, pages 17 - 19, amended in Book 4860, pages 107 - 109, Register's Office for Davidson County, Tennessee.
- Plan of record in Book 4675, page 127, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of River Plantation of record in Book 4892, Page 440, amended in Book 4956, page 756 amended in Instrument 200501280010626 and Instrument 200506020062760, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 4892, page 456, Register's Office for Davidson County, Tennessee.
- Charter for River Plantation Section Four Condominiums Homeowners' Association, Inc. in Instrument 200504150042394, Register's Office for Davidson County, Tennessee.
- TVA Line Easement in Book 2274, page 547, Book 2277, page 619 and Book 3028, page 605, Registers' Office for Davidson County, Tennessee. (affects common area only)
- Easement for fuel line of record in Book 7776, Page 934, Register's Office for Davidson County.
- Easement of record in Book 3770, page 6, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **976 Todd Preis Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 17th DAY OF JUNE, 2022.

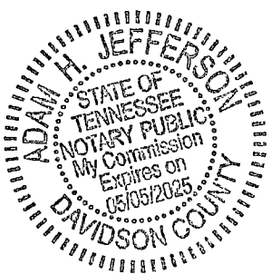
Victoria Ortega

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA ORTEGA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212