Karen Johnson Davidson County
Batch# 912468 DEEDWARR
09/02/2022 02:52:30 PM 4 pgs
Fees: $23.00 Taxes: $4,754.50
20220902-0099463

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

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

File No.: 2022-GTE-318

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Taylor Fortune and Ameliah Jennifer Fortune	Same as owner	105 03 0 089.00
(NAME) 1103 2nd Ave South	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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 Shields Scalise who took title as Angela Delight Shields, husband and wife** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Taylor Fortune and Ameliah Jennifer Fortune, husband and wife** (the "**Grantees**", their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2023 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 improved property located at 1103 2nd Avenue South, Nashville, TN 37210.

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

Grantors covenants with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with

Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed effective as of the 2nd day of September, 2022.

GRANTORS:

Justin Thomas Scalise

Angela Shields Scalise

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 Shields Scalise, 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 2 day of September, 2022.

Notary Public

My Commission Expires: 5/9/2026

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Part of Lot No. 18, plan of John Nelson, as of record in Book 2, Page 182, R.O.D.C., TN dated September 13, 1839. Also being Part of Property being designed lot or Tract No. 5, on the plan of Phillip Mallory Lands Subdivision, as of record in Book F, Page 324, dated November 1854, as of record R.O.D.C, TN., and being described as follows:

Commencing at the intersection of Westerly right of way of 2nd Ave. South formerly Market Street and the Southerly right of way of Mildred Shute Avenue formerly Mallory Street. Thence with the Westerly Right of way of 2nd Avenue South 23 degrees 17 minutes 35 Seconds, East distance of 32.7 feet to the point of beginning of the herein described tract of Parcel; thence Continuing South 23 degrees 17 minutes 35 seconds East a distance of 31.00 feet to the Southeasterly corner of this tract of parcel; thence leaving said right of way of 2nd Ave. South and running South 66 degrees 39 minutes 05 seconds West a distance of 134.74 feet to the Southerly corner of this track or parcel lying on the Easterly side of a 12 foot Alley; thence with said alley North 23 degrees 21 minutes 15 seconds West a distance of 31.00 feet to the Northwesterly corner of said tract; thence leaving the aforementioned alley and running North 66 degrees 39 minutes 05 seconds East a distance of 134.78 minutes to the point of beginning and Containing 4177 sq.ft or 0.09 acres, more or less. This description being based on the Survey by Phil Talyor, TN RLS No. 1459, Taylor Land Surveying, LLC, dated April 28, 2019.

Being the same property conveyed to Justin Thomas Scalise and Angela Shields Scalise, husband and wife, by Warranty Deed from Cream City Development LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210624-0085673, in the Register's Office of Davidson County, Tennessee, dated June 18, 2021, and recorded on June 24, 2021. Angela Shields Scalise being one and the same is formerly know as Angela Delight Shields.

Certificate of Authenticity

I, Holly A. Mason, 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 ~~August~~ Sept 2, 2022.

Affiant Signature

9/2/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of ~~August~~ Sept., 2022.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY