Karen Johnson Davidson County
Batch# 1001338 DEEDWARR
05/09/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20230509-0034485

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1246-LV

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,900.00.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 2023.

Notary Public
My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
4MTN Properties LLC 704 Joanne Drive Minooka, IL 60447	4MTN Properties LLC 704 Joanne Drive Minooka, IL 60447	044 14 0E 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Benjamin John Scala, unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **4MTN Properties LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 23, on the Plan of Hadley Village Owner's Association, Inc., attached as Exhibit "B" to the Master Deed for Hadley Village Owner's Association, Inc., a Horizontal Property regime with Private Elements of record in Instrument No. 20190826-0085669, amended in Instrument No. 20200318-0030072, corrected amended in instrument no. 20200320-0630626 and amended in instrument no. 20201016-0120556, in the Register's Office for Davidson Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Benjamin John Scala, unmarried man by Warranty Deed from Trillium Investment Partners, LLC, a Tennessee limited liability company of record as Instrument No. 20211229-0170981 in the Register's Office for Davidson County, Tennessee, dated December 16, 2021 and recorded on December 29, 2021.

This is improved property located at: **644 Hadley Village Boulevard, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 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) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of May, 2023.

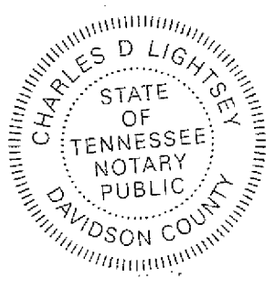
GRANTOR:

Benjamin John Scala

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Benjamin John Scala, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of May, 2023.



Notary Public
My Commission expires: 3/2/26

202305090034485

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-5-23 .

Affiant Signature

5-5-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of May, 2023.

Notary Signature

My Commission Expires: 05/09/2026

