Karen Johnson Davidson County
Batch# 1001477 DEEDWARR
05/10/2023 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20230510-0034668

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 325,000.00.

Affiant

Subscribed and Sworn before me this 5th day of May, 2023.

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Benjamin John Scala 1406 Elliston Street, Nashville, TN 37138	New Owner	053-03-0-121

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, **New Life Real Estate**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin John Scala, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Old Hickory, County of Davidson, State of Tennessee, and being more particularly described as follows:

Property located in Davidson County, Tennessee, being Lot No. 121 on the Plan of the Village of Old Hickory, Section "C" as of record in Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicholas S. Howell, by Warranty Deed from Glen Miller and wife Linda Miller, dated July 10, 2019, of record as Instrument No. 201907150068838, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to New Life Real Estate, by Quitclaim Deed from Nicholas S. Howell, dated January 10, 2022, and recorded February 03, 2022, of record as Instrument No. 20220203-0012945, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following: Taxes and assessments for 2023 and subsequent years; All matters as shown on the plan of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee.

This is [X] improved [ ] unimproved property known as 1406 Elliston Street, Nashville, TN 37138 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 5th day of May , 2023.

New Life Real Estate (Sole Propriertorship)

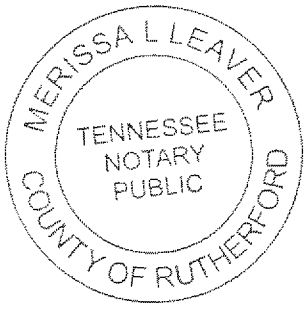
By: _____
Nicholas S. Howell, Sole Propriertor

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 5th day of May, 2023, before me personally appeared Nicholas S. Howell, Sole Propriertor of New Life Real Estate, 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 5th day of May, 2023.

_____
Notary Signature
My commission expires: 01/22/2025



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 5-5-23 (date of document).

Kirsten Virden

Affiant Signature

Date: 5-5-23

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

