Name and Address of New Owner:
Christian Scales and Markeesa Scales
1229 Berwick Trail
Nashville, TN 37115

Send Tax Bills To:
The new owner

Karen Johnson Davidson County
Batch# 1009743 DEEDWARR
06/01/2023 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230601-0041138

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 052-16-0-056.00

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, **Reyes Construction Inc, Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christian Scales, and Markeesa Scales, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133, Page(s) 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 32 fronts 115 feet on the Northeasterly side of Berwick Trail and runs back between lines 320.4 on the Northwesterly line and 334.9 feet on the Southeasterly line to a dead line in the rear on which it measures 69.6 feet

Being the same property conveyed to Reyes Construction Inc, Tennessee Corporation, by Warranty deed from The Brodie Family Trust, Brandon Adams as Trustee, of record in Instrument No. 20210510-0062151, Register's Office for Davidson County, Tennessee, dated May 04, 2021 and recorded on May 10, 2021.

This is improved property located at 1229 Berwick Trail, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 on the 31st day of May, 2023.

Reyes Construction, Inc., a Corporation

By: _____
Deanna Reyes, Vice President / Secretary

State of Tennessee County of Davidson

Before me, Melissa R. Shaffer of the state and county mentioned, personally appeared Deanna Reyes, Vice President / Secretary with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theVice President / Secretary of Reyes Construction, Inc., the within named bargainor, a Corporation, and that as such Vice President / Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Vice President / Secretary.

Witness my hand, at office, this 31st day of May, 2023.

_____
Notary's Signature
My commission expires: 5 4 26

MELISSA R. SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
31st day of May, 2023.

_____
Notary Public
My commission expires: 6/25/25
File No. GNT-23-2747

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

202306010041138

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

I, Emma Howard, 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 05/31/23 (date of document).

Emma Howard

Affiant Signature

Date: 05/31/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of May, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

