Name and Address of New Owner:
Jose Juarez
1095 Rambling Brook Rd
Nashville, TN 37218

Send Tax Bills To:
Jose Juarez
1095 Rambling Brook Rd
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 1056190 DEEDWARR
10/02/2023 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20231002-0077238

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 059-06-0-079

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, **Lagene R. Scales and Gary L. Scales, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jose Juarez, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Ewing Valley Subdivision, Section 2, as of record in Book 4300, page 184, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lagene R. Scales and Gary L. Scales, wife and husband by Warranty Deed dated July 31, 2018, from Drees Premier Homes, Inc., an Ohio Corporation, recorded August 3, 2018, in Instrument Number 20180803-0076559, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is _ x _ property, known as 737 Roman Drive , Nashville, TN 37207
improved

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 on the 27th day of September, 2023.

(SEAL)
Lagene R. Scales

(SEAL)
Gary L. Scales

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 27th day of September, 2023, before me personally appeared Lagene R. Scales and Gary L. Scales, 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 27th day of September, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

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 $540,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lagene R. Scales

Gary L. Scales

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 27th day of September, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

Certificate of Authenticity

I, Drusilla Bryant, 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 9-27-23.

Drusilla Bryant
Affiant Signature

9-27-23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of Sept, 23.

Notary's Signature

My Commission Expires: _____

Notary's Seal

