Karen Johnson Davidson County
Batch# 1086805 DEEDWARR
12/29/2023 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20231229-0100135

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $720,000.00.

Affiant

Subscribed and sworn to me on 12/29/23.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alec Thomas Scranton Emily Leverone Scranton 1134 Sunnymeade Drive Nashville, TN 37216	NEW OWNER	061 15 0 180.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dominic Rota and Lauren Kisner, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Alec Thomas Scranton and Emily Leverone Scranton, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19 of Block "A" on the Plan of Sunnymeade, of record in Plat Book 843, Pages 4 and 5, and revised in Book 974, Pages 56 and 57, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Dominic Rota and Lauren Kisner, husband and wife, by Warranty Deed from C&A Housing, LLC, of record in Instrument No. 20210209-0018241, in the Register's Office for Davidson County, Tennessee, dated February 4, 2021 and recorded February 9, 2021.
>
> This is improved property known as 1134 Sunnymeade Drive, Nashville, TN 37216.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal on 12/29/23.

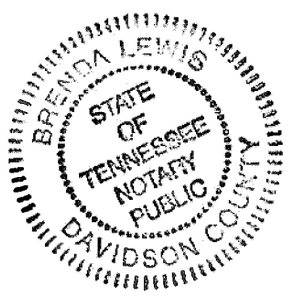
Dominic Rota

Lauren Kisner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/29/23, before me personally appeared Dominic Rota and Lauren Kisner to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/29/23.



NOTARY PUBLIC

My Commission Expires: 9-8-2025

Tennessee Certification of Electronic Document

I, Andrew Suzore, 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 12/29/2023 (date of document).

Affiant Signature

12/29/2023
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11-2-26

NOTARY'S SEAL

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY