WARRANTY DEED

Karen Johnson
Batch # 1212825
12/05/2024 11 12 09 AM
Fees $13 00 Taxes $1,317 20

Davidson County
DEEDWARR
2 pgs

20241205-0094503

(SEAL)
DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 2024

Notary Public
MY COMMISSION EXPIRES 5/8/28

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Return to.
~~Rudy Title and Escrow, LLC~~
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-FKF-24-500

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Junying Mao	Tomo Mortgage, LLC	
(NAME)	(NAME)	
500 Elgin St.	1424 11th Ave., 4th Flr	**133 01 0 200.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Seattle, WA 98122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

NICHOLAS G SCALLORN AND AUBREY L SCALLORN, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JUNYING MAO,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being parts of Lots Nos 420 and 421 on the Map SUNRISE HEIGHTS, SECOND PLAN, of record in Plat Book 421, Page 46, Register's Office for Davidson County, Tennessee

Said Parts of Lots Nos 420 and 421 adjoin and together front 100 feet on the Westerly margin of Calhoun Avenue (now Saindon Street) and run back between parallel lines 75 feet to a dead line, which measures 100 feet

Being the same property conveyed to Nicholas G Scallorn and Aubrey L Scallorn, husband and wife, by Warranty Deed from Gary Bryant, an unmarried man, of record in Instrument No 20190618-0058365, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019 and recorded on June 18, 2019

This conveyance is subject to
* Property Taxes for the year 2024 and all subsequent years
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNRISE HEIGHTS, SECOND PLAN, as recorded in Plat Book 421, Page(s) 46
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **500 Elgin Street, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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/our hand(s) this the 7 day of November, 2024

Nicholas G Scallorn

Aubrey L Scallorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2024, before me personally appeared Nicholas G Scallorn, 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 7th day of November, 2024

Notary Signature
My commission expires

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2024, before me personally appeared Aubrey L Scallorn, 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 7th day of November, 2024

Notary Signature
My commission expires

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026