# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1223287 DEEDWARR
01/06/2025 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20250106-0000928

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ONE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 ($1,350,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **Kristen R. Scarpato and Christopher J. Barrett** | **SAME AS NEW OWNER** | **158 03 0 038.00** |
| **1917 Kingsbury Drive Nashville, TN 37215** | | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 2nd day of January, 2025, the undersigned, **LISA HARRELL GALASSINI, TRUSTEE OF THE MVH DESCENDANTS' TRUST FBO LISA HARRELL GALASSINI DATED DECEMBER 29, 2007**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KRISTEN R. SCARPATO AND CHRISTOPHER J. BARRETT, WIFE AND HUSBAND** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1917 KINGSBURY DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 477 on the plan of RESUBDIVISION OF LOT 36, SECTION II AND RESUBDIVISION OF LOT 477, SECTION VI OF HILLSBORO PARK, of record in Plat Book 8250, Page 633, Register's Office for said County.

Being the same property conveyed to Lisa H. Galassini and Davis Galassani, Wife and Husband, by Warranty Deed from Morris Jacobus Brown, III and Kathy R, Brown, Husband and Wife, of record in Instrument No. 20231208-0094747, in the Register's Office of Davidson County, Tennessee, dated December 07, 2023 and recorded on December 08, 2023, and corrected by an Affidavit of Scrivener's Error dated December 11, 2024 and recorded on December 11, 2024 in Instrument No. 20241211-0096286, in the Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to the MVH Descendants' Trust FBO Lisa Harrell Galassini Originally Created on December 29, 2007, by and between Michael V. Harrell, as Settlor and Trsutee by Quitclaim Deed from Lisa H. Galassini and Davis Galassini, mother and son, of record in Instrument No. 20241226-0099622, in the Register's Office of Davidson County, Tennessee, dated December 19, 2024 and recorded on December 26th, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 2nd day of January, 2025.

GRANTOR: MVH Descendants' Trust fbo Lisa Harrell Galassini dated December 29, 2007
**BY:** ~~**LISA HARREL GALASSINI**~~ lhg
**ITS: TRUSTEE** Lisa Harrell Galassini

lu Harrell Galassini

STATE OF ~~TENNESSEE~~ TX ) Texas
COUNTY OF ~~DAVIDSON~~ HY ) Hays

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Lisa ~~Harrel~~ Harrell Galassini** with who I am personally acquainted, and who upon oath acknowledged themself to be the Trustee for the Trust identified as the **MVH Descendants' Trust fbo Lisa Harrell Galassini dated December 29, 2007** (the "Trust"), and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of the Trust, the within named Grantor, and that they in such capacity as Trustee executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Trust as Trustee.

WITNESS my hand, at office, on this 2nd day of January, 2025.

Notary Public

05-11-2026
My Commission Expires

DARLENE WHATLEY
Notary ID #128597972
My Commission Expires
May 11, 2026

Certificate of Authenticity

I, Elizabeth Yerger, 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 **January 2, 2025**.

Affiant Signature

**January 6, 2025**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

**6th** day of **January**, 20**25**.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires