Karen Johnson Davidson County
Batch# 1257625 DEEDWARR
04/08/2025 04:16:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20250408-0026854

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File No. EY-25-9153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Varela and Michelle Varela	**CMG Mortgage, Inc. dba CMG Home Loans**	
(NAME)	(NAME)	
123 37th Avenue North	**3160 Crow Canyon Rd, Ste 400**	104-01-3A-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher Barrett and Kristen Scarpato AKA Kristen Barrett, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Varela and Michelle Varela, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes At Nebraska & 37th Avenue North, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At Nebraska & 37th Avenue North, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotate Section 66 27-103(b) of record in Instrument Number 20160602-0055414, Register's Office for Davidson County Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the unit, property, co-owners and tenants of Homes At Nebraska & 37th Avenue North, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160602-0055414 and Bylaws appended hereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Christopher Barrett and Kristen Barrett, husband and wife by Warranty deed from Aspen Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20170526-0052715 Register's Office for Davidson County, Tennessee, dated May 25, 2017 and recorded on May 26, 2017. Kristen Barrett being one and the same as Kristen Scarpato.

This is property more commonly known as 123 37th Avenue North, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 4th day of April, 2025.

Christopher Barrett

Kristen Scarpato by
Kristen Scarpato by Christopher Barrett, her Attorney-In-Fact her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2025, before me personally appeared **Christopher Barrett**, 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 4th day of April, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Christopher Barrett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he is Power of Attorney for **Kristen Scarpato**, and that this instrument was executed on behalf of the said Kristen Scarpato for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Instrument No. 202504080026853, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 4th day of April, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of April, 2025.

Affiant Signature
Date 4/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

