WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May, 2025.

Notary Public
COMMISSION EXPIRES: 2.4.2027

PETER FOUNTAIN
Notary Public, State of New York
No. 01F06386962
Qualified in Monroe County
Commission Expires 02/04/2027
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 1276012 DEEDWARR
05/21/2025 10:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250521-0039965

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gracie Ray Cole Albertson	Legacy Home Loans DBA Steadfast Mtg.	053-03-0-121
(NAME)	(NAME)	
1406 Elliston Street	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	White House, TN 37188	
(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, **Benjamin John Scala, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gracie Ray, an unmarried woman, and Cole Albertson, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Property located in Davidson County, Tennessee, being Lot No. 121 on the Plan of the VILLAGE OF OLD HICKORY, SECTION "C" as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin John Scala, an unmarried man, by Warranty Deed from New Life Real Estate, of record in Instrument No. 20230510-0034668, in the Register's Office of Davidson County, Tennessee, dated May 05, 2023 and recorded on May 10, 2023.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1406 Elliston Street (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal Zip)

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. successors 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, 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 our hands this 19th day of May, 2025.

Benjamin John Scala

State of New York

County of Cayuga

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Benjamin John Scala with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 19th day of May, 2025.

Notary Public Peter Fountain

Commission Expires: 2.4.2027

PETER FOUNTAIN
Notary Public, State of New York
No. 01F06386962
Qualified in Monroe County
Commission Expires 02/04/2027

202505210039965

True Copy Certification

I, **Denise Woods,** 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 20 day of May, 2025.

Denise Woods
Affiant Signature
Date 5-20-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of May, 2025.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

