This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-5978-MC

Karen Johnson Davidson County
Batch# 1281471 DEEDWARR
06/04/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250604-0043974

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $510,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of May, 2025.

Notary Public
My Commission Expires: 02-26-2029

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
KEVIN CHARLES DEVERE AND GAIL LYNN DEVERE AND ANDREA SMILEY **945 Fairdale Court** **Nashville, TN 37221**	New Owner	141 05 0A 135.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Laura J. Scalone and Vincent S. Scalone, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **KEVIN CHARLES DEVERE AND GAIL LYNN DEVERE, HUSBAND AND WIFE, AS TO AN UNDIVIDED 80% INTEREST, AND ANDREA SMILEY, MARRIED, AS TO AN UNDIVIDED 20% INTEREST, AS TENANTS IN COMMON** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 135 on the Plan of AVONDALE, PHASE 2, SECTION 2B of record in Instrument No. 20161103-0116517 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Laura J. Scalone and Vincent S. Scalone, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, of record in Instrument No. 20170703-0066857, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017 and recorded on July 03, 2017.

This Instrument executed on behalf of Vincent S. Scalone ("Principal") by pursuant to the Power of Attorney of record in Instrument Number 202506040043973, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **945 Fairdale Court, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2025

GRANTOR:

Laura J. Scalone
Laura J. Scalone

Vincent S. Scalone by Laura J. Scalone Attorney in Fact
Vincent S. Scalone by Laura J. Scalone, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Laura J. Scalone the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of May, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Laura J. Scalone** the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Vincent S. Scalone** ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of May, 2025.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202506040043974

EXHIBIT "A"
TO Warranty Deed
From: Laura J. Scalone and Vincent S. Scalone
To: Kevin DeVere, Gail DeVere, Adam Smiley, and Andrea Smiley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Laura J Scalone
Affiant

WITNESS my hand and seal at office this 30th day of May, 2025.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ryan Lux, 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 May 30, 2025.
Date

Affiant Signature

May 30, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30th day of May, 2025.

Notary's Signature

My Commission Expires: _____
Date

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Notary's Seal (if on paper)