Karen Johnson Davidson County
Batch# 1295595 DEEDWARR
07/10/2025 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20250710-0054170

WARRANTY DEED

(SEAL)
JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

File #25-TC-0507-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vanessa Lynn Scalera and Logan Matthew Langlois	SFMC LP DBA SFMC Home Loans	
(NAME)	(NAME)	**044 11 0 154.00**
507 Cleves Street	5408 W. Plano Pkwy	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Plano, Texas 75093	
(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,

ASHLEY VICTORIA PAGE, AN UNMARRIED WOMAN,

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

VANESSA LYNN SCALERA, AND LOGAN MATTHEW LANGLOIS, WIFE AND HUSBAND,

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 Lot No. 19 on the Plan of VILLAGE OF OLD HICKORY, SECTION A, of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashley Victoria Page, Unmarried Woman, by Warranty Deed from Jonathan Daniel Earl, an unmarried man and Holly Anne Haynie, an unmarried woman, of record in Instrument No. 20210520-0068886, in the Register's Office of Davidson County, Tennessee, dated May 17, 2021 and recorded on May 20, 2021.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGE OF OLD HICKORY, SECTION A, as recorded in Plat Book 1424, Page(s) 68.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PROPERTY SURVEY VILLAGE OF OLD HICKORY, as recorded in Plat Book 1424, Page 69; Plat Book 1835, Page 87.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ASHLEY VICTORIA PAGE**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20250710054169, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 507 Cleves Street, Old Hickory, TN 37138.

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 8th day of July, 2025.

Ashley Victoria Page by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ASHLEY VICTORIA PAGE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ASHLEY VICTORIA PAGE**.

Witness my hand and official seal this **8th** day of **July**, **2025**.

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COM.A. EXP. JULY 22, 2025

CERTIFICATE OF AUTHENTICITY

I, Deborah Rand, do hereby make oath that I am licensed attorney and/or 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 the law on 7/8/25.

AFFIANT

DATE: 7/9/25

STATE OF TENNESSEE

COUNTY OF SUMNER

SWORN to and subscribed before me this 9th day of July, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/29/27

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-29-2027