Karen Johnson Davidson County
Batch # 1300196 DEEDWARR
07/21/2025 02:08:27 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00
20250721-0057370

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64124
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Daniel James Eshel David Eshel 4925 Stonemeade Drive Nashville, TN 37221	Tomo Mortgage, LLC, ISAOA/ATIMA 1411 Broadway, 16th Floor New York,, NY 10018

TAX MAP PARCEL NUMBERS: 155150A15100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$550,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frederic A. Scarola, Trustee of the Rose E. Scarola Living Trust**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Daniel James Eshel**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 151 on the Plan of Stonemeade, Section I of record n Book 6900, pages 800 and 801, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Fred A. Scarola and spouse, Rose E. Scarola by Special Warranty Deed from Frederic A. Scarola dated July 20, 2006 and recorded on August 1, 2006, of record in Inst. No. 20060801-0093459, Register's Office for Davidson County, Tennessee. The said Fred A. Scarola has since died. By Quitclaim Deed, dated June 21, 2019, recorded June 24, 2019, of record in Instrument No. 20190624-0060928, said Register's Office, subject property was conveyed to Rose E. Scarola, Trustee of the Rose E. Scarola Living Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, pages 800 and 801, said Register's Office, which Plan shows minimum building setback line and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 7701, page 290, Book 8349, page 43, Book 8517, page 992, Book 8810, page 840, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; charter of Stonemeade Homeowners Association of record in Book 7920, page 728, said Register's Office; Easement to Harpeth Valley Utilities District of record in Book 9740, page 967, said Register's Office; Deed of Easement and Agreement to Bellevue IL-AL Investors, LLC, of record in Inst. No. 20200210-0015125, said Register's Office.

This is improved property, known as 4925 Stonemeade Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of July, 2025.

Rose E. Scarola Living Trust
By: Trustee
Frederic A. Scarola, Trustee

State of Tennessee

County of Davidson

On this 17th day of July, 2025 before me the undersigned authority, personally appeared, Frederic A. Scarola, Trustee of the Rose E. Scarola Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $550,000.00.

Affiant

Sworn and subscribed before me this 18th day of July, 2025.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2026

Notary

My Commission Expires: