WARRANTY DEED

Karen Johnson Davidson County
Batch# 1310273 DEEDWARR
08/15/2025 07:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,978.50
20250815-0064964

File #25-TL-0304-C

(SEAL)

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

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)
Cristina Marie Acosta and Reinaldo Acosta, III	**New Owner**	
(NAME)	(NAME)	**083 06 0 156.00**
304 Scott Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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,

SHELBI AIMONETTI, AN UNMARRIED PERSON, AND ROBERT W. SELIG, JR, A MARRIED PERSON,

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

CRISTINA MARIE ACOSTA, AN UNMARRIED PERSON, AND REINALDO ACOSTA, III, A MARRIED PERSON, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

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 a part of Lot Numbered "Eleven" on the Original Plan of BROWNSVILLE, as of record in Plat Book 21, Page 9, of the Register's Office for Davidson County, Tennessee, described as follow:
Beginning at a point in the east margin of Scott Avenue 80 feet of the northeast corner of said Scott Avenue and Locke Street; thence with the easterly margin of Scott Avenue northerly 60 feet to a point; thence easterly and parallel with said Locke Street 200 feet to a point; thence southerly and parallel with said Scott Avenue 60 feet to a point; thence westerly and parallel with said Locke Street, 200 feet to the point of beginning.

Being the same property conveyed to Robert W. Selig, Jr. and Shelbi Aimonetti, as joint tenants with right of survivorship, by Trustee's Deed from Erica R. Johnson, Trustee for Athlyn D'Jeannine Cooks of record in Instrument No. 20241127-0092798, in the Register's Office of Davidson County, Tennessee, dated November 23, 2024, and recorded on November 27, 2024.

Being the same property conveyed to Athlyn D. Green, unmarried, by Warranty Deed from Buford M. Williams and wife, Linda F. Williams, of record in Instrument No. 20071105-0129967, in the Register's Office of Davidson County, Tennessee, dated October 15, 2007, and recorded on November 05, 2007.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of BROWNSVILLE, as recorded in Plat Book 21, Page(s) 9.
* 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 **SHELBI AIMONETTI** as Attorney-in-Fact for **ROBERT W. SELIG, JR,** which Power of Attorney is recorded in Book ___, Page ___/Instrument Number _____, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **304 Scott Avenue, Nashville, TN 37206**.

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 12th day of August, 2025.

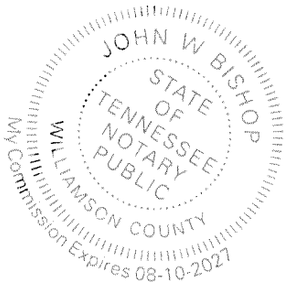
Shelbi Aimonetti

Robert W. Selig Jr by Shelbi Aimonetti Attorney-in-fact
Robert W. Selig, Jr by Shelbi Aimonetti, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2025, before me personally appeared Shelbi Aimonetti, 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 12th day of August, 2025.

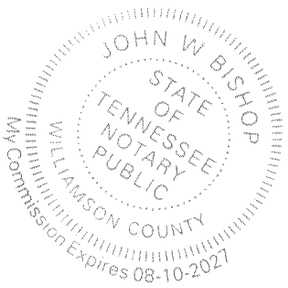


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SHELBI AIMONETTI**, 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 **ROBERT W. SELIG, JR**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ROBERT W. SELIG, JR**.

Witness my hand and official seal this **12th** day of **August, 2025**.



Notary Signature
My Commission Expires: _____

True Copy Certification

I, **Tammy Carney,** 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 12 day of August, 2025.

Affiant Signature

Date 8.12.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of August, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

