Karen Johnson Davidson County
Batch# 1343586 DEEDWARR
11/12/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20251112-0089921

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 12-27-2027 (AFFIX SEAL)

File No. AP-25-11238

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Angelo Scalzo and Adrienne Marie Scalzo	**New Owner**	
(NAME)	(NAME)	
500 North 17th Street	**305 North 9th Street**	083-06-0-356.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(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/we, **Ida Kristin Johansson and Robert D. Young, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Angelo Scalzo and Adrienne Marie Scalzo, husband and wife**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southerly 80 feet of Lot 3 on the Plan of W.L. Horn's Spout Springs Addition of record in Plat Book 57, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 3 fronts 80 feet on the Westerly side of North 17th street, formerly Hughes Street, and runs back between parallel lines, with the Northerly margin of McEwen Avenue, 170 feet to the line between Lots 2 and 3.

Being the same property conveyed to Ida Kristin Johansson and husband, Robert D. Young by Warranty Deed from Christine E. Hastings, unmarried and Vita Dennis, unmarried of record in Instrument No. 20171121-0119371 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017.

This is property more commonly known as 500 North 17th Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Effective the 10th day of November, 2025.

Ida Kristin Johansson

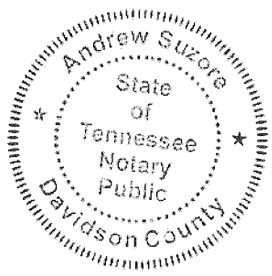
Robert D. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of November, 2025, before me personally appeared Ida Kristin Johansson and Robert D Young, 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 10th day of November, 2025.

Notary Signature
My commission expires: May 8, 2028



Certificate of Authenticity

I, Alli Pinkston, 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 **November 10, 2025**.

Date

Alli P

Affiant Signature

11/11/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County