# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1395055 DEEDWARR
03/19/2026 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $388.50
20260319-0021897

File No.: RES-26-476

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 6-26-27

(AFFIX SEAL)

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JUNE 26, 2027

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
101 Lea Ave., Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| William R. Hostettler, Jr. | New Owner | 161 02 0 064.00 |
| (NAME) | (NAME) | |
| 4607 Skymont Drive<br>Nashville, TN 37215 | | |
| (ADDRESS) | (ADDRESS) | |

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 considerations, the receipt of which is hereby acknowledged, I/WE, **REBECCA A. SCANNALIATO, A MARRIED WOMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WILLIAM R. HOSTETTLER, JR., A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land Davidson County, Tennessee, being Lot No. 12 on the plan of McMurray Hills, of record in Plat Book 3700, Page 5, in the Register's Office of said County, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to John Scannaliato, Jr., and wife, Jimmie S. Scannaliato, from David L. Smith, and wife, Diane M. Smith, of record by Warranty Deed dated February 6, 1976, recorded February 10, 1976, in Book 4995, Page 552, in the Register's Office of Davidson County, Tennessee. The said Jimmie S. Scannaliato, died leaving John Scannaliato, Jr., as surviving tenant by the entirety.

Further being the same property conveyed to Rebecca A. Scannaliato from John Scannaliato, Jr, a/k/a John Scannaliato, surviving spouse of Jimmie S. Scannaliato, by Warranty Deed dated May 31, 2018, recorded November 16, 2018, in Instrument No. 20181116-0112924, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary or marital residence of Grantor, Grantor's spouse, or dependents, as defined by statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 476 Westcrest Drive, Nashville, TN 37211
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 16th day of March, 2026.

Rebecca A. Scannaliato

Rebecca A. Scannaliato

STATE OF Georgia
COUNTY OF Fulton

On this 16th day of March, 2026, before me personally appeared Rebecca A. Scannaliato, 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 16th day of March, 2026.

Notary Signature
My commission expires: October 15, 2028

APRIL DABNEYFROE
NOTARY PUBLIC
Fulton County
State of Georgia
My Commission Expires 10-15-2028

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**101 Lea Ave., Nashville, TN 37210**
**(615) 515-7171**

Certificate of Authenticity

I, Natalie McKee, 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 March 19, 2026.

Affiant Signature

3/19/2026
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 19th day of March, 2026.

Kim D. Wyatt
Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal




RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-26-476