#17970

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson
Batch # 1398653
03/27/2026 02:13:40 PM
Fees: $13.00 Taxes: $481.00

Davidson County
DEEDWARR
2 pgs

20260327-0024630

This instrument prepared by:
Momentum Title, LLC
271 Robert Rose Drive
Murfreesboro, TN 37129
File Number: 3-8361-KP

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2026.

Notary Public
My Commission Expires: _____

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 05-09-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Paola Gracelyn Solorzano 2102 Lasea Rd, Spring Hill, 37174	New owner	147 03 0B 090.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Maureen Scarborough, an unmarried woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Paola Gracelyn Solorzano, unmarried** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Unit No. C-9, of SOUTHERN HILLS CONDOMINIUMS created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502 as amended in Book 7044, Page 209 and Appointment of Successor Trustee recorded in Instrument No. 20010924-0103170, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of SOUTHERN HILLS CONDOMINIUM as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to Maureen Scarborough, an unmarried woman, by Quitclaim Deed from Glenn Scarborough, Stewart Scarborough, and Bruce Scarborough, of record in Instrument No. 20260327-0024629, in the Register's Office of Davidson County, Tennessee, dated March 25, 2026 and recorded on March 27, 2026.

Being the same property conveyed to Robert A. Scarborough, by Trustee's Deed foreclosing Deed of Trust recorded as Instrument No 20000411-0036526, from Arnold M. Weiss, Substitute Trustee, of record in Instrument No. 20040930-0117779, in the Register's Office of Davidson County, Tennessee, dated September 21, 2004 and recorded on September 30, 2004. The said Robert A. Scarborough died January 26, 2017, intestate, devising subject property to Heirs and/or Devisees of the Estate of Robert A. Scarborough.

Being the same property conveyed to David J. Gonzales and Khankhan V. Gonzales, husband and wife, by Warranty Deed from Shirley A. Krutsinger and Jerre Ann Mathis, both unmarried, of record in Instrument No. 20000411-0036525, in the Register's Office of Davidson County, Tennessee, dated April 05, 2000 and recorded on April 11, 2000.

Being the same property conveyed to Shirley A. Krutsinger, an unmarried person and Jerre Ann Mathis, an unmarried person, by Warranty Deed from Freeman Webb Developers, Inc., a Tennessee corporation, of record in Book 6598, Page 572, in the Register's Office of Davidson County, Tennessee, dated June 26, 1985 and recorded on July 03, 1985.

This is improved property located at: **370 Wallace Road, C-9, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of March, 2026.

GRANTOR:

Maureen Scarborough

Maureen Scarborough

Florida

STATE OF ~~TENNESSEE~~

COUNTY OF Indian River

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Maureen Scarborough, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of March, 2026.

ROSA BARAJAS
Notary Public - State of Florida
Commission # HH 391686
My Comm. Expires Aug 17, 2027
Bonded through National Notary Assn.

Notary Public Rosa Barajas

My Commission expires: 8-17-2027

FL Driver License
physical presence