Karen Johnson Davidson County
Batch# 1468724 DEEDWARR
09/04/2026 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260904-0082358

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17728-BW MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 535,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2026. Notary Public MY COMMISSION EXPIRES: 3/5/2030 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teddy D. Tollison, III		
220 Disspayne Dr	Modern Mortgage Lending, Inc.	085-15-0-021.00p/o
Nashville, TN 37214	28999 Old Town Front St. Ste 103 Temecula, CA 92590	
(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, WE, **Luciano Scala, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teddy D. Tollison, III**

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 1 on the Plan of Final Plat of Re-Subdivision of Lot 1, 3004 Lebanon Pike Subdivision of record in Plat at Instrument No. 20260106-0001014, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Pampas LLC, a Tennessee Limited Liability Company by Warranty Deed from Don R. McEachern, married of record in Instrument No. 20201112-0133732 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 12, 2020.

Being the same property conveyed to Luciano Scala, a married man by Quit Claim Deed from Pampas LLC, a Tennessee limited liability company of record in Instrument No. 20250616-0046773 Register's Office for Davidson County, Tennessee, dated June 06, 2025 and recorded on June 16, 2025.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **220 Disspayne Dr, Nashville, TN 37214**

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.

Witness my hand this the 24 day of August, 2026.

Luciano Scala

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Luciano Scala,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24 day of August, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Christy Tesch, 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 24th day of August, 2026.

Date: 24th day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of August, 2026.

CINDY M. BLEVINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/12/2030