Karen Johnson Davidson County
Batch# 473650 DEEDWARR
09/11/2020 08:00:30 AM 4 pgs
Fees: $23.00 Taxes: $621.60
20200911-0103508

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $168,000.00.

Denise I. Joscelyn
Affiant

Subscribed and sworn to before me, this 10th day of September, 2020.

Sharon F. Muller
Notary Public

My Commission Expires: 9/7/2021

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2021

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Denise Joscelyn 106 Laurel Hill Drive Old Hickory, TN 37138	U. S. Bank 4801 Frederica St. Owensboro, KY 42301	064-13-0B-063.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MARK A. CALVETTI, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto DENISE I. JOSCELYN, A

SINGLE WOMAN, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 403, as established by Master Deed for Laurel Hill Courtyard Homes, of record in Book 7466, Page 438, as amended in Book 7717, Page 82, and further amended in Book 8199, Page 779, and as shown on the plan of record in Book 6900, page 573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Jackie Ann Calvetti, by deed from Arlin L. McRae and Thomas A. McRae, of record in Book 9542, Page 593, dated December 8, 1994, said Register's Office.

Further being the same property conveyed to Mark A. Calvetti, by deed from Jackie Ann Calvetti, of record in Instrument No. 20100322-0021163, dated March 17, 2010, said Register's Office.

This conveyance is made subject to:

1. Taxes for 2020 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, Page 573, said Register's Office.

3. Master Deed of record in Book 7466, Page 438, as amended in Book 7717, Page 82 and Book 8199, Page 779, said Register's Office.

4. Storm Water Detention Agreement of record in Book 6566, Page 208, said Register's Office.

5. Rules and Regulations of record in Book 10468, Page 96 and Instrument No. 20130712-0072571, said Register's Office.

This is improved property known as: 403 Laurel Hill Drive, Old Hickory, TN 37138.

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, her heirs and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand this 10th day of September, 2020.

Mark A. Calvetti

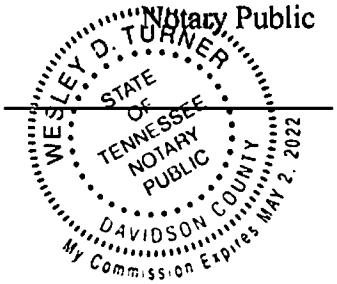
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK A. CALVETTI, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires:



783539.1/200736

True Copy Certification

I, Wesley D. Turner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

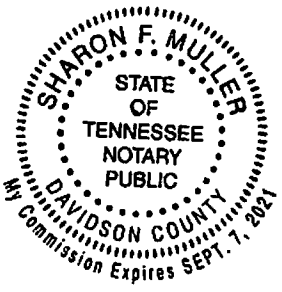
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2021

Notary's Seal



722337.1/2010969