This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-10093-RR

Karen Johnson Davidson County
Batch# 543239 DEEDWARR
12/29/2020 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20201229-0154157

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2020.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/3/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Madilyn Grace Garcia 1015 Dew Street Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	094-01-0-111

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donald Edward Caldwell and wife, Terri Sue Caldwell, as to a 43.75% interest, and Cactus Theater, Inc. a Texas Corporation, as to the Remaining 56.25%** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Madilyn Grace Garcia, an unmarried woman**, hereinafter called the Grantee(s), his/her/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 Easterly 48 feet of Lot No. 45 on the map of subdivision of Lot No. 3 of the N. H. Hobson Subdivision of A. J. Caldwell's heirs property, as of record in Book 421, Page 78, Register's Office for said County.

Said part of said Lot No. 45 fronts 48 feet on the Northerly side of Dew Street, formerly Caldwell Street, and runs back between parallel lines, along the Westerly margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to Donald Edward Caldwell and wife, Terri Sue Caldwell, as to a 43.75% interest, and Cactus Theater, Inc. a Texas Corporation, as to the Remainning 56.25% interest by Warranty deed from Schluesselkind LLC of record in Instrument No. 20160906-0093163 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 06, 2016.

This is improved property located at: **1015 Dew Street, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their 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 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. 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 21 day of December, 2020.

GRANTOR:
Cactus Theater, Inc., a Texas Corporation

Donald Edward Caldwell
By: Donald Edward Caldwell
Its: Authorized Signor, and as an individual

Terri Sue Caldwell
By: Terri Sue Caldwell
Its: Authorized Signor, and as an individual

STATE OF ~~TENNESSEE~~ Texas RM
COUNTY OF Lubbock RM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared 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 is the of Donald Edward Caldwell, Terri Sue Caldwell, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of December, 2020.

NOTARY PUBLIC STATE OF TEXAS
Robbie D Breshers
My Commission Expires
02/05/2024
ID No 128873913

Notary Public
My Commission expires: 2/5/24

STATE OF ~~TENNESSEE~~ Texas RM
COUNTY OF Lubbock

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald Edward Caldwell, Terri Sue Caldwell, 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 21 day of December, 2020.

NOTARY PUBLIC STATE OF TEXAS
Robbie D Breshers
My Commission Expires
02/05/2024
ID No 128873913

Notary Public
My Commission expires: 2/5/24

202012290154157

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

