WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-10589-AP

Karen Johnson Davidson County
Batch# 571492 DEEDWARR
02/09/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20210209-0018648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Erin Leslie Ingram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2021.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2021

Notary Public

MY COMMISSION EXPIRES: 5/2/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Erin Leslie Ingram and Brandon Hayes Ingram	Cross Country Mortgage	Parcel ID: 062-13-0-019.00
(NAME) 3611 Brush Hill Court	(NAME) 6550 Miller Rd	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brecksville OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **Angela Calvo and husband, David Calvo and Patsy Pidde, as joint tenants with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erin Leslie Ingram and Brandon Hayes Ingram, wife and husband**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 6 on the map of the Subdivision of part of Lot No. 28 in Riverwood Subdivision as of record Book 845, Page 11, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 6 fronts 145 1/2 feet on the southwesterly side of Glenshade Drive and runs back 250 feet on the westerly line and 202 1/2 feet on the southeasterly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Angela Calvo married and Patsy Pidde married, By Warranty Deed from Kenneth Lewis married and Stephen Kelly Lewis, married and Beverly Owens married and Deborah Calvo, married and Ward H. Lewis Jr., married dated May 31, 2011 recorded June 10, 2011, as Instrument No. 20110610-0044444 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Angela Calvo and husband, David Calvo, and Patsy Pidde, as Joint Tenants with Right of Survivorship, By Quitclaim Deed from Angela Calvo and husband, David Calvo, and Patsy Pidde, dated September 17, 2015 recorded September 24, 2015, as Instrument No. 20150924-0096887 Register's Office for Davidson County, Tennessee.

Patsy Pidde warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3611 Brush Hill Court, Nashville, TN 37216

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 our hands this _____ day of February, 2021.

Angela Calvo by Patsy Pidde Attorney in Fact

Angela Calvo,
by Patsy Pidde, Attorney-in-Fact

David Calvo by Patsy Pidde Attorney in Fact

David Calvo,
by Patsy Pidde, Attorney-in-Fact

Patsy Pidde

Patsy Pidde

STATE OF TENNESSEE

COUNTY OF Sumner

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Patsy Pidde , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Calvo and Angela Calvo, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of David Calvo and Angela Calvo, for the purposes therein contained.

Witness my hand and official seal, this the 9th day of February, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patsy Pidde, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of February, 2021.

Notary Public

My Commission Expires: 7-12-24

(SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

