NEW OWNER:
JOSEPH MICHAEL CALITRI
6104 CALIFORNIA AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 21-0024

Map
Group
Parcel 091-02-0-097.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 583687 DEEDWARR
03/03/2021 03:49:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20210303-0027851

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Six Hundred Ten Thousand and 00/100 Dollars ($610,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOSEPH MICHAEL CALITRI, unmarried and SHANNON TAMARA CROSSMAN, unmarried, as tenants in common with right of survivorship,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being the easterly 32 feet of Lot No. 5 of Block 20 on the Plan of Cherokee Park Subdivision, of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said portion of Lot No. 5, Block 20 fronts 32 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley, measuring 32 feet thereon.

Being the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC by Warranty Deed from JOSH TERRY, Trustee of the 6104 California Avenue Trust, dated December 20, 2019, and of record in Instrument No. 20191227-0134053, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **6104 CALIFORNIA AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 161, Page 75, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of February, 2021.

HIDDEN TRAIL PROPERTIES, LLC

By: _____
SEAN MCKINNIS
Its: MEMBER

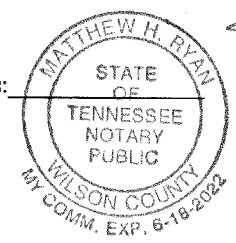
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 24th day of February, 2021.

_____
NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$610,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of February, 2021.

NOTARY PUBLIC

My commission expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, 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: 03/13/2022

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY