Karen Johnson Davidson County
Batch# 664676 DEEDWARR
06/24/2021 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210624-0085997

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-4015

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2021

Notary Public

Commission Expires: _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas Saltmarsh 928 Carolyn Avenue Nashville, TN 37216	New Owner 920 Georgia Ave. Winter Park FL, 32789	072-09-0-338.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Calvin Hardison and Marilyn I. Davis, as joint tenants

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Saltmarsh

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. 100 on the Map of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the South side of Carolyn Avenue and runs back between parallel lines, 170.5 feet to a dead line.

Being the same property conveyed to Joe Wade and wife, Betty D. Wade by Cash deed from George Romney, Secretary of Housing and Urban Development of Washington DC, acting by and through the Federal Housing Commissioner of record in Book 4316, page 657, Register's Office for Davidson County, Tennessee, dated February 25, 1969 and recorded on March 11, 1969.

Being the same property conveyed to Betty Hardison and husband, Calvin Hardison, as tenants by the entirety by Quitclaim deed from Betty Davis Wade, now known as Betty Davis Wade Hardison of record in Book 9492, page 812, Register's Office for Davidson County, Tennessee, dated October 06, 1994 and recorded on October 13, 1994.

Being the same property conveyed to Calvin Hardison and Marilyn I. Davis, as joint tenants by Quitclaim deed from Calvin Hardison, surviving spouse of record in Instrument No. 20200904-0101140 Register's Office for Davidson County, Tennessee, dated August 30, 2020 and recorded on September 04, 2020. Calvin Hardison is AKA Calvin L. Hardison.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 928 Carolyn Avenue, 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 so 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.

Dated this the 21st day of June, 2021.

Calvin L. Hardison by Marilyn I. Davis Attorney in fact
Calvin Hardison by Marilyn I. Davis, Attorney-In-Fact

Marilyn I. Davis
Marilyn I. Davis

STATE OF CALIFORNIA
COUNTY OF SAN Bernardino

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marilyn I. Davis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fontana (city), California this 21st day of June, 2021.

NCC1 P. GONZALEZ Commission No. 2214256 NOTARY PUBLIC-CALIFORNIA SAN BERNARDINO COUNTY My Comm Expires SEPTEMBER 15, 2021 NCC1

(Notary Seal)

Notary Public
My Commission Expires: September 15. 2021

STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO

Personally appeared before me, the undersigned notary public, **Marilyn I. Davis,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Calvin Hardison** and acknowledged that they executed the same as the free act and deed of the said **George Calvin Hardison,** pursuant to the Specific Power of Attorney recorded in Instrument No. 202106240085996, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Fontana (city), California this 21st day of June, 2021.

NCC1 P. GONZALEZ Commission No. 2214256 NOTARY PUBLIC-CALIFORNIA SAN BERNARDINO COUNTY My Comm Expires SEPTEMBER 15, 2021 NCC1

(Notary Seal)

Notary Public
My Commission Expires: September 15. 2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024