Karen Johnson Davidson County
Batch# 681860 DEEDWARR
07/22/2021 02:31:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20210722-0098758

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2021.

Notary Public

My commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:

Keith H. Solomon, Attorney

SolomonParks Title & Escrow, LLC

305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Karlee Bree Ervin and Josh Bennett	Karlee Bree Ervin and Josh Bennett	134-00-0-029.00
630 Old Ezell Rd	630 Old Ezell Rd	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Raymond L. Caldwell, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Karlee Bree Ervin and Josh Bennett, unmarried as Joint Tenants with Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

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

Being land in the 2nd Civil District of Davidson County, Tennessee, being Tract No.7 according to survey by Hickerson-Miller, Engineers, and Surveyors, dated July 20, 1959, and further described according to a survey by John Kohl, dated September 23, 1977, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Ezell Road at an iron pin; thence South 28 degrees 45 minutes West 356.1 feet to an iron pin; thence North 00 degrees 30 minutes East 105.7 feet to an iron pin; thence North 8 degrees 15 minutes East 227.2 feet to an iron pin in the Southerly margin of Ezell Road; thence South 82 degrees 20 minutes East 138.0 feet along the Southerly margin of Ezell Road to the point of beginning.

Being the same property conveyed to Raymond L. Caldwell, unmarried by Quitclaim deed from Lauren W. Caldwell, unmarried of record in Book 9923, page 888, re-recorded in Book 9943, Page 345, Register's Office for Davidson County, Tennessee, dated January 22, 1996 and recorded on January 22, 1996.

This is improved property known as **630 Old Ezell Rd, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of July, 2021.

Raymond L. Caldwell

Beverly Caldwell

STATE OF TENNESSEE

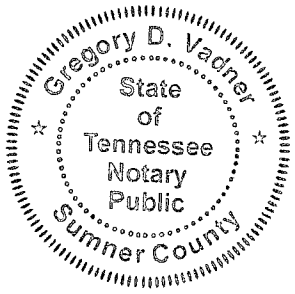
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Raymond L. Caldwell and Beverly Caldwell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of July, 2021.

Notary Public

My Commission Expires: 4.7.23



SolomonParks File No. 21-000287-526

Tennessee Certification of Electronic Document

I, Evelin Alexandru, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 22 1996 (date of document).

Affiant Signature

July 20 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024