This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 697792 DEEDWARR
08/16/2021 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,045.25
20210816-0110204

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Dominique Noelle Diller<br>2054 Nashboro Blvd.<br>Nashville, TN 37217 | same as owner | 135120B-053.00CO |

**THIS INDENTURE,** made this 12th day of August, 2021 between

**Jordanne M. Calvin and Jeffrey L. Calvin,**
**as joint tenants with right of survivorship**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Dominique Noelle Diller**

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

**Land in Davidson County, Tennessee, being Unit 53 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Pages 49 and 50, which amends the plat of record in Plat Book 4660, Page 156, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Jordanne M. Calvin and Jeffrey L. Calvin, as joint tenants with right of survivorship by Warranty Deed dated 7/29/2016 from Chrsitopher K. Chan, unmarried of record in Instrument No. 20160803-0080178, Register's Office for Davidson County, Tennessee.**

Also see Scrivener's Affidavit and Certificate of Correction of record in Instrument No. 20160824-0088795, Register's Office of Davidson County, Tennessee.

This is ( X ) improved ( ) unimproved property known as: 2054 Nashboro Blvd, Nashville, TN 37217.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2021 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Jeffrey L. Calvin

Jeffrey L. Calvin

STATE OF OHIO
COUNTY OF Butler

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeffrey L. Calvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Butler County, Ohio on this the 12th day of August, 2021.

Edward Naylor

Notary Public - Ohio

My Commission Exp: May 13, 2024

NOTARY PUBLIC STATE OF OHIO

EDWARD NAYLOR
Notary Public, State of Ohio
My Commission Expires
May 13, 2024

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Jordanne M. Calvin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jordanne M. Calvin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of August, 2021.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $282,500.00.

Affiant

Sworn to and subscribed before me, this 13th day of August, 2021.

Notary Public
My Commission Expires: _____

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

**TRUE COPY CERTIFICATION**

I, Sarah Ames, 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 August 13, 2021.

Signature
Date: August 13, 2021

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

On this 13th day of August, 2021 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD