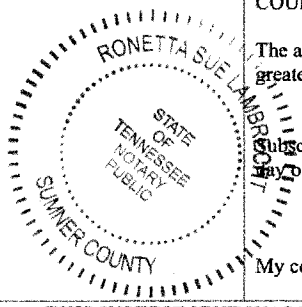
Karen Johnson Davidson County
Batch# 779724 DEEDWARR
12/28/2021 09:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20211228-0170260

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to ~~before~~ me, this the 17th day of December, 2021. Notary Public My commission expires: 10/23/2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alexandria Mayer Derek Calderara	New Owner	071-08-0-218.00
536 Wesley Avenue		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELIZABETH ANNE HASSMAN NKA ELIZABETH A. LEWIS AND HUSBAND, KEVIN WARREN LEWIS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRIA MAYER AND DEREK CALDERARA, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 41 on the Map of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, 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 Elizabeth Anne Hassman and Husband, Kevin Warren Lewis by Warranty deed from Andreas Albert, Unmarried of record in Instrument No. 20070719-0086090 Register's Office for Davidson County, Tennessee, dated July 03, 2007 and recorded on July 19, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 536 Wesley Avenue, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of December, 2021.

Elizabeth Anne Hassman NKA Elizabeth A. Lewis

Kevin Warren Lewis

STATE OF CALIFORNIA
COUNTY OF Santa Barbara

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elizabeth Anne Hassman NKA Elizabeth A. Lewis and Kevin Warren Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of December, 2021.

Notary Public

My Commission Expires: 5/19/2022

CAROLINA HUERTA
Notary Public - California
Santa Barbara County
Commission # 2243228
My Comm. Expires May 19, 2022

Certificate of Authenticity

I, **HADLEY ROPER ,** do hereby make oath that I am 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 Dec. 17, 2021.

Affiant Signature

12/17/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12/17/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

