Karen Johnson Davidson County
Batch# 791381 DEEDWARR
01/18/2022 08:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220118-0006362

Commitment Number: FS210851446

After Recording, Send To:

First Source Title Agency
7717 Victory Lane
Suite B
North Ridgeville, OH 44039

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Andrew Calvin and **Ashley McCullough Calvin**, 308 Antioch Pike, Nashville, TN 37211

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 13302010900

GENERAL WARRANTY DEED

Andrew Calvin, married to **Ashley McCullough Calvin**, hereinafter grantor, of **Davidson County, Tennessee**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Andrew Calvin** and **Ashley McCullough Calvin**, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **308 Antioch Pike, Nashville, TN 37211**, the following real property:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of W.G. Thuss' Subdivision of record in Plat Book 547, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Property Address is: 308 Antioch Pike, Nashville, TN 37211

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed ~~recorded at Instrument 20181113-0111745~~ JB * in the Register's Office of Davidson County, Tennessee. * dated 5/7/2019, recorded immediatly preceding this document 202201180006361

Parcel ID: 13302010900

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on September 16, 2021.

Andrew Calvin

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on September 16, 2021 by **Andrew Calvin** who are personally known to me or have produced Drivers License as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Tamika White
Notary Public

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 16th day of September, 2021.

TAMIKA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 3-6-2024

(Seal)

Affiant

Andrew Calvin
Print Name

Tamika White
Notary Public

My commission expires:
3/6/2024

Tamika White
Print Name

Tennessee Certification of Electronic Document

I, JENA BURGESS, 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 9/16/2021 (date of document).

Affiant Signature

1/11/2022
Date

State of OHIO

County of LORAIN

Sworn to and subscribed before me this 11 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: September 13, 2022

NOTARY'S SEAL



ROBIN FIGUEROA
NOTARY PUBLIC - OHIO
COUNTY OF LORAIN
MY COMMISSION EXPIRES 09-13-22