Karen Johnson Davidson County
Batch# 805140 DEEDWARR
02/14/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,059.05
20220214-0017034

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mario Habib and Baheg Habib
308 Antioch Pike
Nashville, TN 37211

SEND TAX BILL TO:
CrossCountry Mortgage, LLC
6850 Miller Road
Brecksville, OH 44141

MAP/PARCEL 133-02-0-109.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew Calvin, a married man, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Mario Habib and Baheg Habib, Joint Tenants with Right of Survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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.

Being the same property conveyed to Andrew Calvin and Kelsie McDuffie by Warranty deed from Infinium Builders LLC, a Tennessee limited liability company of record in Instrument No. 20181113-0111745 Register's Office for Davidson County, Tennessee, dated November 09, 2018 and recorded on November 13, 2018.

Being the same property conveyed to Andrew Calvin and Ashley McCullough Calvin, husband and wife by Quitclaim Deed from Kelsie McDuffie of record in Instrument No. 202202140017033 **Register's Office for Davidson County, Tennessee, dated _____ and recorded on _____.**

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **308 Antioch Pike, Nashville, Tennessee 37211.**
THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 31st day of January, 2022.

WITNESS MY HAND on this the 31st day of January, 2022.

Andrew Calvin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Andrew Calvin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $556,500.00

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 210908

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, 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 January 24, 2022

Affiant Signature

Date: 1-25-22

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25 day of January, 20 22

Notary Signature

My commission expires

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024