THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220339918

Karen Johnson Davidson County
Batch# 840468 DEEDWARR
04/18/2022 11:05:18 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220418-0044156

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2022.

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 05 2025

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Clark Calvert and Jennifer Sansone 416A Rosebank Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-04-0-193.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Achiever Development, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clark Calvert, unmarried and Jennifer Sansone, unmarried, as tenants in common with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of Homes at 416 Rosebank Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 416 Rosebank Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20201223-0153023, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to ACHIEVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from GENEVA PERRY, of record in Instrument No. 20201026-0123637, dated October 22, 2020, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 083-04-3I-001.00-CO.

Matters shown on the Plan of record in Plat Book 547, page 48, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20201223-0153023, said Register's Office.

This is improved property located at 416A Rosebank Avenue Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of April, 2022.

Achiever Development, LLC

By: John Gray Palmer, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared John Gray Palmer, III, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Achiever Development, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 14th day of April, 2022.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022