Karen Johnson Davidson County
Batch# 857598 DEEDWARR
05/18/2022 10:52:04 AM 2 pgs
Fees: $13.00 Taxes: $1,435.60
20220518-0057374

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW22148

Send Tax Bills To:

New Owner

New Owner is:
Barbara Hill
308 Leopole Road
Nashville, Tennessee 37211

MAP/PARCEL: 148-05-0-020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Calah Fite, married,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Barbara Hill, unmarried woman,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 308 Leopole Road, Nashville, Tennessee 37211

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

LAND in Davidson County, Tennessee, being Lot No. 76 on the plan of Hillbrook, Section 3, of record in Plat Book 3300, Page 84, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed description of the property.

BEING the same property conveyed to Calah Caballero, unmarried, by Warranty Deed from Ashley Morgan Cauthen Potts (f/k/a Ashley M. Cauthen), married, and joined by her husband, Logan Thomas Potts, dated 5/28/2019 and recorded 5/30/2019 in Instrument No. 20190530-0051285, Register's Office for Davidson County, Tennessee. Said Calah Caballero is NKA Calah Fite, married. The subject property is neither, nor has it ever been, the principal residence of Grantor's spouse or any dependent.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13 day of May, 2022.

GRANTOR:

Calah Fite

Calah Fite

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Calah Fite** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13 day of May, 2022.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $388,000.00.

Affiant

SWORN TO and subscribed before me this 13 day of May, 2022.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023