RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt Juliet, Tennessee 37122
File No.: QWB-8139-2022

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

WARRANTY DEED

Karen Johnson Davidson County
Batch# 871807 DEEDWARR
06/15/2022 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20220615-0068383

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June ,2022

NOTARY PUBLIC

My commission expires: March 7th, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derick Joel Carriedo Roman 4238 Old Hickory Blvd, Unit A Old Hickory, TN 3720138	Same address as new owner	064-09-0E-001-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($425,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JAMES CALHOUN AND SARAH N. CALHOUN**, husband and wife, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DERICK JOEL CARRIEDO ROMAN**, sole owner, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 4238-A of Homes at 4238 Old Hickory Boulevard, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restriction for Homes at 4238 Old Hickory Boulevard, a Horizontal Property Regime With Private Elements of record at Instrument No. 20190204-0010547, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to James Calhoun, a single man, from TN Ventures, LLC, a Tennessee limited liability Company, by Warranty Deed dated February 14, 2020 and recorded June 19, 2020 in instrument #20200619-0065936, said Register's Office.

Being a portion of the same property conveyed to TN Ventures, LLC, a Tennessee limited liability company, from J. T. Wells and wife, Carlyce Wells, by Warranty Deed dated October 12, 2018 and recorded October 15, 2018 in Instrument #20181015-0101878, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 4238 Old Hickory Boulevard, Apt A, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 2nd day of June, 2022

GRANTOR(S)

James Calhoun

Sarah N. Calhoun

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public, James Calhoun and Sarah N. Calhoun, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 2nd day of June, 2022.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

John Griffin
Printed Notary Name

My commission expires: March 7th, 2026

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/2/22 (date of document).

Frank Roberts

6/9/22

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 9th day of June, 2022.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

