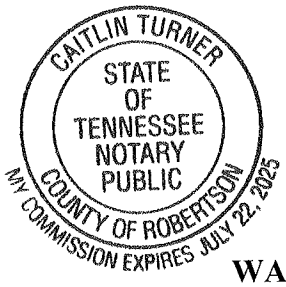
THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$449,900.00**

Subscribed and sworn to before me this 28 day of July, 2022.

Notary Public **Affiant**

My Commission Expires: 7/22/25

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Hanson & Associates, PC **2939 Percheron Drive** **Fort Collins, CO 80525**	Same as new owner.	072-08-0-209.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **ROBERT W. STEWART, JR., AS EXECUTOR OF THE ESTATE OF JOSEPH MILLER CALVERT, SR.** has this day bargained and sold, and does hereby transfer and convey unto the said **HANSON & ASSOCIATES, PC, A COLORADO CORPORATION,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 220, as shown on the map entitled Plan of Dalewood Section III, of record in Plat Book 1835, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to J.M. CALVERT, SR., by deed from JOHNNIE W. BUSH AND WIFE, JACKIE BUSH, of record in Book 10218, page 821, dated October 4, 1998, said Register's Office. The said J.M. Calvert, Sr. aka Joseph M. Calvert, Sr. having since died testate on or about January 13, 2022 devising subject property to Robert W. Stewart, Jr., Executor, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 22P854.

This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Karen Johnson Davidson County
Batch# 895998 DEEDWARR
07/29/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20220729-0086650

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

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

Witness my hand this 28 day of July, 2022.

x Robert W. Stewart Jr.

ROBERT W. STEWART, JR., EXECUTOR OF THE ESTATE OF JOSEPH MILLER CALVERT, SR.

STATE OF TENNESSEE
COUNTY OF TN

Personally appeared before me, RUSSELL E. FREEMAN, a Notary Public in and for said County and State, **ROBERT W. STEWART, JR., EXECUTOR OF THE ESTATE OF JOSEPH MILLER CALVERT, SR.** the within named Bargainor, 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 official seal at Goodlettsville, Tennessee, this the 28 day of July, 2022.

NOTARY PUBLIC

My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Russell E. Freeman**, 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 7/29/22 [DATE].

AFFIANT SIGNATURE

7/29/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 29 day of July, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

