Karen Johnson Davidson County
Batch# 902961 DEEDWARR
08/12/2022 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,169.57
20220812-0091933

# WARRANTY DEED

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Andrew Thorpe | New Owner | |
| (NAME) | (NAME) | |
| 727 Cameo Dr. | | 119 12 0 035.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONNIE B. CALLOWAY, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW THORPE, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 48, on the Plan of Battle Wood Subdivision, Section One, of record in Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**Being the same property conveyed to James K. Calloway and wife, Connie B. Calloway, by Warranty Deed from James G. Brown, Jr. and wife, Judy D. Brown, of record in Book 10917, Page 874 in the Register's Office of Davidson County, Tennessee, dated April 30, 1998 and recorded on May 06, 1998.**

**Being the same property conveyed to Connie B. Calloway, by Quitclaim Deed from James K. Calloway, of record in Instrument No. 20160406-0032964, in the Register's Office of Davidson County, Tennessee, dated March 22, 2016, and recorded on April 06, 2016.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 727 Cameo Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our 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. Wherever 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 12th day of August, 2022

Connie B. Calloway
By: [signature], Attorney-In-Fact
CONNIE B. CALLOWAY BY: BARBARA BATES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara Bates, to me known to be the person who executed the foregoing instrument on behalf of Connie B. Calloway and acknowledged that he executed the same as the free act and deed of Connie B. Calloway.

Witness my hand and official seal this 12th day of August, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

[signature]
Notary Public

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 8-12-22.

Affiant Signature

8-12-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202208120091933