Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 983336 DEEDWARR
03/22/2023 10:39:36 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20230322-0020700

39-B
File #23-1060

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lisa-Marie Hodge, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Calleiro and Wendy Zamora, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit B, The Estates at Porter Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20131206-0124371, in the Register's Office, Davidson County, State of Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jason Yancey Hodge and Lisa-Marie Hodge, husband and wife, by deed dated 10/17/2016 and recorded 10/20/2016, from John Patrick Cahalan II and Danielle Nicole Cahalan, husband and wife, of record in Instrument No. 20161020-0110873, Register's Office for Davidson County, Tennessee. Jason Yancey Hodge (incorrectly conveyed as Jason Yancy Hodge) died on August 12, 2018 leaving Lisa-Marie Hodge as sole tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1952 B Porter Road, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jason Calleiro
1952 B Porter Road
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT

New Owner

TAX MAP-PARCEL #:
072-16-0D-002.00

WITNESS THE EXECUTION HEREOF this 20th day of March, 2023.

Lisa-Marie Hodge

State of Tennessee)
County of Davidson)

On this 20th day of March, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lisa-Marie Hodge, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 715,000.00.**

Affiant

Sworn and subscribed before me on this the 20th day of March, 2023.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires Sep. 21, 2026