Karen Johnson Davidson County
Batch# 993053 DEEDWARR
04/18/2023 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20230418-0028342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $394,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public

My commission expires:

(Notary Stamp)

CHERIE FRANKLIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Matthew Paul Otero and Shawnna Otero	InterLinc Mortgage Services, LLC	086-07-0-191.00
1617 Robards Way	5875 N. Sam Houston Pkwy West, Suite 300	
Hermitage, TN 37076	Houston, TX 77086	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cory Logan Caldwell and Kathleen Caldwell, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Matthew Paul Otero and Shawnna Otero, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 259 on the Plan of Final P.U.D. Plan of Phase V-B, Revised Jackson's Retreat of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cory Logan Caldwell and Kathleen Caldwell, husband and wife by Warranty deed from Betsy A. Oleksa and husband, Brian A. Oleksa of record in Instrument No. 20200316-0028490 Register's Office for Davidson County, Tennessee, dated March 12, 2020 and recorded on March 16, 2020.

This is improved property known as **1617 Robards Way, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of April, 2023.

Cory Logan Caldwell

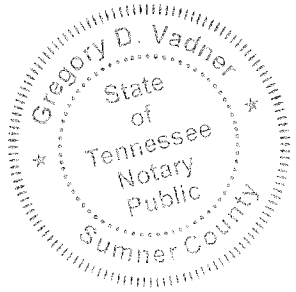
Kathleen Caldwell

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, Cory Logan Caldwell and Kathleen Caldwell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of April, 2023.

Notary Public
My Commission Expires: 5.23.27



Lenders Title Company File No. 23-000026-626

True Copy Certification

I, Yvette Meldrum, 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 April 14, 2023.

Signature
April 14, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this April 14, 2023

Notary's Signature

My Commission Expires: 4-13-25

