WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

G-P-23-901

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha De Corso	**Same as New Owner**	
(NAME)	(NAME)	**083-06-0-042.00**
901 N 16th St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRENDA ROACH CALECAS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA DE CORSO, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31, Block C, on the map showing Weakley Place, Subdivision of Lots 8, 9 and 10 and part of Lot No. 7 in Block "A" and Lots No. 13 and 14 in Block "B" and All of Block "C" in Subdivision of "Weakley Place" as shown on plat of record in Plat Book 547, Page 12, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Brenda Roach Calecas, a single woman by Warranty deed from Neena Wright, an unmarried woman of record in Instrument No. 20211214-0165183 Register's Office for Davidson County, Tennessee, dated November 30, 2021 and recorded on December 14, 2021.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **901 N 16th St, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1008171 DEEDWARR
05/26/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20230526-0040003

Witness my/our hand(s) this the 18th DAY OF MAY, 2023.

Brenda Roach Calecas by
Jennifer Bontusa, Attorney-in-Fact

Brenda Roach Calecas by Jennifer Bontusa,
Attorney in Fact

eSTATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Bontusa, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRENDA ROACH CALECAS, and who acknowledged he/she/they executed the same as the free act and deed of the said BRENDA ROACH CALECAS.

Witness my hand and official seal, this the 18th of May, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Jamika Jones, 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 **5/18/2023**.

Jamika Jones

Affiant Signature

May 26, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

26th day of May, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

202305260040003