WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039284 DEEDWARR
08/16/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20230816-0064035

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$379,900.00~~

Affiant

Subscribed and sworn to before me, this the 16th day of August, 2023.

Notary Public

My commission expires: 7-6-26

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Megan Godbey	**Megan Godbey**	**Map 095-14-0 Parcel 011-00**
2118 Crystal Drive	**2118 Crystal Drive**	
Nashville, TN 37210	**Nashville, TN 37210**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Paul Calvo, unmarried, and Amanda Calvo, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Godbey, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Elm Hill Acres, Section No. I, of record in Plat Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Paul Calvo and Amanda Calvo, husband and wife, by Warranty Deed dated April 12, 2021, from Herbert S. Whittmore, Jr., a married man, of record in Instrument No. 20210414-0049698, Register's Office for Davidson County, Tennessee. The said parties having since divorced by Final Decree of Divorce filed as Case No. 22D-293, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2331 Page 67, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 2442, Page 464, said Register's Office for Davidson County, Tennessee. Said restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2118 Crystal Drive, Nashville, TN 37210**

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 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/our hand(s) this **16th** day of **August, 2023.**

Paul Calvo

Amanda Calvo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Amanda Calvo,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Paul Calvo,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **August, 2023.**

Notary Public

My Commission Expires: 5/9/2026

STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 8-16-23 (date of document).

Date: 8-16-23

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 16th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-6-26

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 6TH, 2026