Karen Johnson Davidson County
Batch# 1041042 DEEDWARR
08/22/2023 09:35:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20230822-0065366

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

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, **JERRICA A HERSEY, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDGARDO CALDERON, TRUSTEE OF THE DEC REVOCABLE TRUST DATED APRIL 10, 2023 AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT 43B OF THE ZONE LOT DIVISION OF LOTS 16, 17, 25, AND 33 AND 37 THRU 45 HARBOR GALE, SECTION 1, REVISED OF RECORD IN PLAT BOOK 6250, PAGE 638, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JERRICA A HERSEY, UNMARRIED, BY WARRANTY DEED FROM LUCY C PEELER, DATED AUGUST 18, 2016, OF RECORD IN INSTRUMENT NO 20160823-0087947, AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO 20161101-0115181, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 746 LAKE TERRACE DR, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that she is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 17th day of August, 2023.

JERRICA A HERSEY

STATE OF T.N.

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JERRICA A HERSEY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 17th day of August, 2023.

Notary Public
My Commission Expires: 2/18/26

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF T.N.
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2023.

NOTARY PUBLIC
My commission expires 2/18/26

J. VANZANT STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner(s) as follows:
EDGAR CALDERON, TRUSTEE OF THE DEC REVOCABLE TRUST DATED APRIL 10, 2023
AND ANY AMENDMENTS THERETO
P.O. Box 3341
Clarksville, T.N. 37043

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 150 02 0 388.00

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Brittney Clark, 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 08/17/2022 (date of document).

Affiant Signature

08/22/2023

Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 22nd day of August, 2023.

Notary Signature

My Commission Expires: 1-14-26

Notary Seal

DANA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY