This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-2010-KS

Karen Johnson Davidson County
Batch# 1051776 DEEDWARR
09/19/2023 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230919-0073636

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

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

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Carly Prentice 536 Wesley Avenue Nashville, TN 37207	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Dr Suite 6 White House TN 37188	071 08 0 218.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alexandria Mayer and Derek Calderara, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Carly Prentice, an unmarried woman,** hereinafter called the Grantee, her 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. 41 on the Map of Section One, Joywood Heights, of record in Plat Book 1130, Page 91, 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 Alexandria Mayer and Derek Calderara, Wife and Husband, by Warranty Deed from Elizabeth Anne Hassman NKA Elizabeth A. Lewis and Husband, Kevin Warren Lewis, of record in Instrument No. 20211228-0170260, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021 and recorded on December 28, 2021.

Being the same property conveyed to Elizabeth Anne Hassman and Husband, Kevin Warren Lewis, by Warranty Deed from Andreas Albert, Unmarried, of record in Instrument No. 20070719-0086090, in the Register's Office of Davidson County, Tennessee, dated July 03, 2007 and recorded on July 19, 2007.

This is improved property located at: **536 Wesley Avenue, Nashville, TN 37207**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with 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. Whenever 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, Grantor has executed this instrument on this 18th day of September, 2023.

GRANTOR:

Alexandria Mayer

Derek Calderara

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexandria Mayer and Derek Calderara, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2023.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202309190073636

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 9/18/23.

D. Shayne Adair

9/19/23
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 19 day of Sept., 2023.



April D. Wideman
Notary Public
My Commission Expires: 03/07/2026