RECORDING INFO	STATE OF TENNESSEE_____) COUNTY OF ROBERTSON_____)
Karen Johnson Davidson County Batch# 1092307 DEEDWARR 01/23/2024 10:36:30 AM 3 pgs Fees: $18.00 Taxes: $1,265.40 20240123-0003928	The actual consideration for this transfer or value of property transferred (whichever is greater) is $342,000.00. Sharon Colgate Affiant Sworn to and subscribed before me this 17th day of January, 2024. Patti Robitaille Notary Public My Commission Expires: PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Sharon Colgate and William Jeremy Colgate 523 Monica Ave Goodlettsville, TN 37072	New Owner(s)	034-09-0-001.00

THIS GENERAL WARRANTY DEED is made and effective as of the 17th day of January, 2024 (the "***Effective Date***"), by and between:

MELCHOR AGUILAN CALIGNAOAN, AN UNMARRIED MAN ("***Grantor***"); and

SHARON COLGATE AND WILLIAM JEREMY COLGATE, WIFE AND HUSBAND ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot No. 159 on the Plan of Gatewood Section 1 of record in Plat Book 3300, Page (s) 47 through 52, inclusive, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 159 fronts 75 feet on the southwesterly side of Monica Avenue and extends back 177.7 feet on the southeasterly line, and 155.2 feet on the northwesterly line to a dead line on which it measures 138 feet thereon.

Being the same property conveyed to Melchor Aguilan Calignaoan and wife, Rebecca Sue Calignaoan by Quitclaim Deed from Stanley Gipson, unmarried of record in Book 9985, page 139, Register's Office for Davidson County, Tennessee, dated March 20, 1996 and recorded on March 20, 1996. The said Rebecca Sue Calignaoan died July 22, 2007, thereby vesting title in Melchor Aguilan Calignaoan as surviving tenant by the entireties.

This is improved property commonly known as 523 Monica Ave, Goodlettsville, TN 37072.

This conveyance is being made subject to (i) taxes for the year 2024, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all

general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 47 through 52, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 3370, Page 121, amended in Book 3375, Page 249, Book 3398, Page 438 and Book 3974, Page 170, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Melchor Aguilan Calignaoan

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, MELCHOR AGUILAN CALIGNAOAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of January, 2024.

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires 03-03-2027

Notary Public

My Commission Expires: _____

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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 January 17, 2024 (date of document).

Patti Robitaille
Affiant Signature

Date: January 19, 2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 19th day of January, 2024.

Notary Public

My Commission Expires: 9-25-24

