This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-22053-AP

Karen Johnson Davidson County
Batch# 1093290 DEEDWARR
01/24/2024 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $945.72
20240124-0004677

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,600.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 23rd day of January, 2024.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Liam Sohr Adriana Sarasty Calvache 5 Garden St. Nashville, TN 37210	PINNACLE BANK 150 Third Avenue South, Suite 900 Nashville, TN 37201	105-04-0-192

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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shane W. Jones, a single man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Liam Sohr and Adriana Sarasty Calvache, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 52, Trimble Plan, National Hill, according to survey and plat of same appearing of record in Book 21, page 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

See also Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180208-0012734, said Register's Office.

Being the same property conveyed to Shane W. Jones, a single man by Warranty Deed from Woodbine Community Organization (WCO), Inc., a Tennessee nonprofit corporation, dated August 9, 2019, recorded on August 15, 2019, of record in Instrument No. 20190815-0081757, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5 Garden Street, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2024 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.

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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 23rd day of January, 2024.

GRANTOR:

Shane W. Jones

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Shane W. Jones, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of January, 2024.

Notary Public
My Commission expires: 12/18/2025

JEAN MEYER
Notary Public - State of Florida
Commission # HH 204338
My Comm. Expires Dec 18, 2025
Bonded through National Notary Assn.

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1-23-2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-24-2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th **day of** January, **2**024.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM