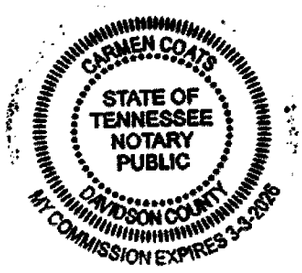
Karen Johnson Davidson County
Batch# 1134276 DEEDWARR
05/13/2024 01:57:30 PM 3 pgs
Fees: $18.00 Taxes: $3,651.90
20240513-0035105

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $987,000.00. Affiant Subscribed and sworn to before me, this the 7th day of May, 2024. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Luca Calabrese and Amandine Hendrina Ogilvie D'Huij	Newrez LLC	083-02-0-067.00
1436 Greenwood Avenue	601 Office Center Drive #100	
Nashville, TN 37206	Fort Washington, PA 19034	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MELISSA L. BAHAN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LUCA CALABRESE AND AMANDINE HENDRINA OGILVIE D'HUIJ, 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 Lot No. 1 on the Plan of Sharpe & Horn's Subdivision of Elwood Place, Resubdivision of Parcels 67 and 68 of record in Plat at Instrument No. 200510250128966, 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 Patrick B. Bahan and Melissa L. Bahan, husband and wife by Warranty deed from Josh Tillman, Chief Manager of Caravel Properties, LLC of record in Instrument No. 20060612-0069513 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 12, 2006.

Being the same property conveyed to Patrick B. Bahan and Melissa L. Bahan, husband and wife, and Irish Park, married as to a 1% interest, as joint tenants with rights of survivorship by Quitclaim deed from Patrick B. Bahan and Melissa L. Bahan, husband and wife of record in Instrument No. 20150701-0063855 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on July 1, 2015.

Being the same property conveyed to Patrick B. Bahan and Melissa L. Bahan, husband and wife by Quitclaim deed from Patrick B. Bahan and Melissa L. Bahan, husband and wife, and Irish Park, married as to a 1% interest, as joint tenants with rights of survivorship of record in Instrument No. 20150709-0066541 Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on July 9, 2015.

Being the same property conveyed to Melissa L. Bahan by Quitclaim deed from Patrick B. Bahan of record in Instrument No. 20220912-0101440 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 12, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1436 Greenwood Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2024.

Melissa L. Bahan

Melissa L. Bahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Melissa L. Bahan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2024.

DREW BANDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 7, 2024** (date of document).

Affiant Signature

May 13, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 13th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25