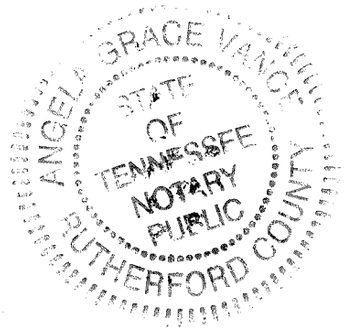
Karen Johnson Davidson County
Batch# 1141194 DEEDWARR
05/31/2024 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20240531-0040485



WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-17-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DYLAN R CALVO, AN UNMARRIED MAN, AND MIGUEL CALVO, A MARRIED MAN	New Owner (NAME)	
103 Newport Drive (ADDRESS)	(ADDRESS)	053-02-0-071.00
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Estate of Kay Orange Beasley, by Audrey Layne Keene, Executor, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DYLAN R CALVO, AN UNMARRIED MAN, AND MIGUEL CALVO, A MARRIED MAN, hereinafter called the Grantees, their heirs and assigns, that 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. 28 on the Plan of Fairway View of record in Plat Book 2900, Page 41, 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 Kay O. Beasley by Warranty deed from James L. Denson and wife, Lola J. Denson of record in Book 6915, page 308, Register's Office for Davidson County, Tennessee, dated July 11, 1986 and recorded on July 14, 1986.

Kay O. Beasley aka Kay Orange Beasley died, unmarried and intestate, on or about 6/21/2023, survived by all of the children born to her during her life, being Audrey Layne Keene, Kayne Beasley Rogers, and Catina Beasley Coleman. By Order entered May 27 , 2024 by the Seventh Circuit Court for Davidson County in the case of Kay Orange Beasley, Deceased, Case No. 23P-1347, the within property was divested from Audrey Layne Keene, Kayne Beasley Rogers, and Catina Beasley Coleman and vested in the Estate of Kay Orange Beasley, and Audrey Layne Keene, Executor of the Estate was ordered to execute the within conveyance, thereby binding the Estate and all claiming thereunder as the act of the Court. Court Order and Affidavit of Heirship recorded simultaneously herewith. 202405310040483 and 202405310040484
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 103 Newport Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness my/our hand(s) this 30th day of May, 2024.

WARRANTY DEED
(Continued)

Estate of Kay Orange Beasley

By: Audrey Layne Keene, Executor

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Audrey Layne Keene with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be Executor of the Estate Kay Orange Beasley, Deceased, and in her capacity as such Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 30 day of May, 2024

Notary Public

My Commission Expires:

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/30/2024 (date of document).

Jennifer Russell
Affiant Signature

5/31/2024
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 31 day of May, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

