Karen Johnson Davidson County
Batch# 1149470 DEEDWARR
06/20/2024 01:23:30 PM 2 pgs
Fees: $13.00 Taxes: $1,143.30
20240620-0046435

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Russell Siders and Melinda Siders 116 Dry Creek Commons Dr. Goodlettsville, TN 37072	Compass Mortgage 27755 Diehl Rd #100 Warrenville IL 60555	033 04 0D 108.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Noah Caldwell and Kaitlyn Caldwell, f/k/a Kaitlyn Cavallo, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **RUSSELL SIDERS AND MELINDA SIDERS, HUSBAND AND WIFE,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 116 Dry Creek Commons Drive -108, Goodlettsville, TN 37072 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 108, together with common areas, as being established by Declaration of Covenants, Conditions and Restrictions for Dry Creek Commons of record as Instrument No. 20200529-0055770, and being shown on Plat attached hereto as Exhibit "B", and said plat being re-recorded in Instrument No. 20200612-0060166, in the Registers 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 Noah Caldwell, an unmarried man and Kaitlyn Cavallo, an unmarried woman from Northcrest Development, LLC by Warranty Deed dated 2/4/2022 and recorded 2/16/2022 at Instrument No. 20220216-0017816, of the Public Records of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of 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 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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14th day of June, 2024.

Noah Caldwell

Kaitlyn Caldwell f/k/a Kaitlyn Cavallo

Kaitlyn Caldwell, f/k/a Kaitlyn Cavallo

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of June, 2024, before me personally appeared Noah Caldwell and Kaitlyn Caldwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of June, 2024.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $309,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of June, 2024

Notary Public
My commission expires: 9/29/24

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I Lisa Allard, 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 June 14, 2024.

Lisa Allard, Affiant June 14, 2024

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this June 14, 2024.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-13-2028

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028
WILLIAMSON COUNTY