This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

Actual consideration or value, whichever is greater is $360,000.00.

Affiant

Subscribed and sworn before me this the 9th day of January, 2025.

Notary Public
My commission expires: 8/19/2026

BRENDA NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/19/2026
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 1226212 DEEDWARR
01/14/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250114-0002793

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Luke Calvert and Erin O'Rourke 435 Janette Ave Goodlettsville, TN 37072	American Security Mortgage Corp 150 Providence Rd. 3rd Floor Charlotte, NC 28207	033-12-0-134.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL SOEBBING, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LUCAS CALVERT, AN UNMARRIED MAN, AND ERIN O'ROURKE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Gateway, Section I, Final Plat of record in Plat Book 3300, pages 39 and 40, Register's Office for said County, to which record reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Soebbing, a single man, by deed dated 09/16/2013, from Monnie Lee Sechler and Brenda K. Sechler, of record in Instrument No. 20130919-0098900, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 435 Janette Ave, Goodlettsville, TN 37072.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 9th day of January, 2025.

Michael Soebbing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Soebbing, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 01/09/25 (date of document).

Affiant Signature

01/10/25
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 10th day of January, 2025

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL