Karen Johnson Davidson County
Batch# 1228265 DEEDWARR
01/21/2025 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20250121-0004165

2024-1393-TN

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$419,900.00.**

MACKENZIE REVACHER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

Affiant

Subscribed and sworn to before me this 16 day of January, 2025

Notary Public
My Commission expires: 03/28/28
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jorge Mario Calo and Maria Ruiz Taperia de Calo	Novus Home Mortgage	041-07-0-095
3805 Marydale Drive	20225 Water Tower Blvd, Suite 400	
Nashville, TN 37207	Brookfield, WI 53045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Luis Alonso Duran, and Wanda Williams, as joint tenants in common with a right of survivorship**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jorge Mario Calo and Maria Ruiz Taperia de Calo, a married couple**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Bell Valley, of record in Bock 3500, Page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wanda Williams and Luis Alonso Duran, as joint tenants in common with a right of survivorship by Warranty Deed, from Lillie Chaney as Executor of the Estate of Joe L. Perkins, dated July 17, 2024 and recorded July 24, 2024 at Instrument Number 20240724-0055914 in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **3805 Marydale Drive, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 16th day of January, 2025.

Luis Alonso Duran

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Luis Alonso Duran and Wanda Williams,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 16th day of January, 2025.

Notary Public
My commission expires 3/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/16/2025 (date of document).

Affiant Signature

01/16/2025
Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 16 day of January, 20 25.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY