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

Karen Johnson Davidson County
Batch# 1248412 DEEDWARR
03/20/2025 09:52:30 AM 4 pgs
Fees: $23.00 Taxes: $2,331.00
20250320-0020278

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Carter Calarco and Grace Calarco 1030 Percy Warner Blvd Nashville, TN 37205	NEW OWNER	129-08-0-062.00

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, **Benjamin Johnson and Kathryn Elizabeth Johnson, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Carter Calarco and Grace Calarco, husband and wife**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1030 Percy Warner Boulevard, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Warner Park Valley, Section 1 of record in Plat Book 3600, Page (s) 12 through 14, inclusive, and as amended in Book 3702, Page 465, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 61 fronts 100 feet on the Southeasterly side of Percy Warner Boulevard and extends back between parallel lines, 150 feet to the L and N Railroad right-of-way.

Being the same property conveyed to Benjamin Johnson and Kathryn Elizabeth Johnson, husband and wife by Warranty Deed from Jennifer S. Milam and Justin T. Milam, Jr., wife and husband of record in Instrument No. 20220214-0016692 Register's Office for Davidson County, Tennessee, dated January 28, 2022 and recorded on February 14, 2022.

This is improved (X) unimproved ( ) property known as 1030 Percy Warner Boulevard, Nashville, TN 37205.

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.

14 In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 14 day of March, 2025.

Benjamin Johnson

Kathryn Elizabeth Johnson

STATE OF GEORGIA

COUNTY OF COBB

On this 14 day of March, 2025, before me personally appeared Benjamin Johnson and Kathryn Elizabeth Johnson, 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 14 day of March, 2025.

Notary Signature NL SUGGS
My commission expires: 12/28/28

N L SUGGS
Notary Public - State of Georgia
Cobb County
My Commission Expires Dec 28, 2028

AFFIDAVIT OF VALUE

STATE OF GEORGIA)
COUNTY OF COBB)

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 $630,000.00, 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 14 day of March, 2025. NLS

Notary Public NL SUGGS
My commission expires: 12/28/28

N L SUGGS
Notary Public - State of Georgia
Cobb County
My Commission Expires Dec 28, 2028

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Davidson)

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 $630,000.00, 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 18 day of March, 2025.

Notary Public
My commission expires: 7/28/26

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Levsen, 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 March 18, 2025.

Elizabeth Levsen

Date: March 18, 2025

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this March 18, 2025.

Dana L. Austin

Notary Public
My Commission Expires: 7/25/26

