WARRANTY DEED

Karen Johnson Davidson County
Batch# 1255727 DEEDWARR
04/02/2025 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20250402-0025040

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 11/15/2025

(AFFIX SEAL)

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Giselle Calderon Jose Salgado	New Owner	069-04-0-069.00
(NAME)	(NAME)	
3912 Meadow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Girgis Saber,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nancy Giselle Calderon and Jose Salgado, wife and husband** hereinafter called the GRANTEES, their heirs and assigns, a 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. 17 of Block "AA", on the Plan of the Revised Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 75 feet on the easterly margin of Meadow Road and extends back between parallel lines 175 feet to a dead line in the rear.

Being the same property conveyed to GWENDOLYN DAVIS, from Trustees, Fairview Baptist Church, by Warranty Deed on June 7, 1968, Register's Office for Davidson County, Tennessee. Gwendolyn Redus having since died on November 14, 2023.

Being the same property conveyed to Girgis Saber, unmarried from James Redus, Jr., Independent Administrator of the Estate of Gwendolyn Davis, by Warranty Deed on June 10, 2024, of record in Instrument Number 20240610-0043103, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3912 Meadow Rd, Nashville, TN 37218
(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 hands this 27th day of March, 2025.

Girgis Saber

State of Tennessee
County of Davidson

Personally appeared before me Girgis Saber, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of March, 2025.

Notary Public _____
My Commission Expires: 6-23-25

File No.: 202502016

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Joshua A. Terry, 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 3/27/25.

Affiant Signature – Joshua A. Terry

2/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/11/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27