FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Wilson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/24/2025** Notary Public MY COMMISSION EXPIRES: 10/26/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1265071 DEEDWARR
04/25/2025 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20250425-0032047

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5029

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS	MAP-PARCEL NUMBERS
Mark Calvetti, and Ronnie Smith	Mark Calvetti 1900 Woodsong Pt.	**064-04-0-056.00**
4673 Woodview Circle **Old Hickory, TN 37138**	Mt. Juliet, TN 37122	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joyce E. Robbins, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Calvetti, and Ronnie Smith, as tenants in common** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot. No. 28A on the Plan of Zone Lot Division Lot 28, Lake Country, as of record in Book 5800, page 307, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joyce E. Robbins by Affidavit of Inheritance dated May 31, 2016, from Chester H. Robbins, a resident of Davidson County, Tennessee, who died March 23, 2007, recorded July 7, 2016, in Instrument Number 20160707-0069419, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4673 Woodview Circle, Old Hickory, TN 37138**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **24th** day of **April, 2025**.

Joyce E. Robbins
Joyce E. Robbins

STATE OF **TENNESSEE**
COUNTY OF **WILSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joyce E. Robbins**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **24th** day of **April, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Bailey Warren, 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 4-24-25 (date of document).

Bailey Warren
Affiant Signature

4-25-25
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 25th day of April, 2025.

Tonya Thomas
Notary's Signature

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

MY COMMISSION EXPIRES: 10-26-25