RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No : QWB-30539-25

Karen Johnson
Batch # 1280162
06/02/2025 10 07 17 AM
Fees $13 00 Taxes $2,071 63

Davidson County
DEEDWARR
2 pgs

20250602-0042998

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900 00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of MAY, 2025

NOTARY PUBLIC

My commission expires

THIS INSTRUMENT PREPARED BY.
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karis Ailabouni & Caleb Liechty 312 Sunrise Avenue Nashville, TN 37211	Same address as new owner	119-14-0-366-00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($ 559,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **Tracy Jane Caldwell and Robert Lee Caldwell, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **Karis Ailabouni and Caleb Liechty, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Sunrise P. S. Stump's Subdivision, of record in Book 421, Page 17, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tracy Jane Caldwell and Robert Lee Caldwell, wife, and husband, from Mark Turner, married and Chris Childress, married, by Warranty Deed dated June 14, 2017, and recorded June 19, 2017, in Instrument Number 20170619-0061095, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body

This is ___unimproved _X__ improved property, known as: 312 Sunrise Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 29 day of May, 2025

GRANTOR(S)

Robert Lee Caldwell

Tracy Jane Caldwell

STATE OF Oklahoma
COUNTY OF Cleveland

Personally appeared before me, a Notary Public, Robert Lee Caldwell and Tracy Jane Caldwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of May, 2025.

Notary Public

ROBIN LEAKE NOTARY # 19003383 EXP 04/02/27 PUBLIC STATE OF OKLAHOMA

Robin Leake

Printed Notary Name

My commission expires. 04/02/2027