THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8472-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,200,000.00 Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2025. Notary Public MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

DI JACKSON TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson
Batch # 1281369
06/04/2025 09 31 50 AM
Fees $18 00 Taxes $4,440 00

Davidson County
DEEDWARR
3 pgs

20250604-0043802

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Holly Hardisty	NEW OWNER	
1005 Lawrence Avenue		105-13-0-257.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **George Kalemeris and Paula Kalemeris, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Hardisty**

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 the Westerly or rear 60 feet of Lot 44 and 45 on the Plan of W.S. Duckworth's Addition as of record in Book 57, Page 83, Register's Office for said County, and described according to a disposition survey prepared by Barge, Waggoner, Sumner & Cannon, dated July 23, 1974, as follows:

Beginning at a point in the Southerly margin of Lawrence Avenue, being the Northeasterly corner of the herein described tract; thence leaving said Avenue South 2 degrees 21 minutes West, 100.0 feet to a point in the Northerly line of Lot 43; thence with said Line North 84 degrees 57 minutes West, 60.0 feet to a point in the Easterly margin of Alley No. 648-A; thence with said Alley North 2 degrees 21 minutes East, 100.0 feet to a point in the Southerly margin of Lawrence Avenue; thence with said Avenue South 84 degrees 57 minutes East, 60.0 feet to the point of beginning.

Being the same property conveyed to Paula Kalemeris and George Kalemeris, wife and husband by Warranty Deed from Laura C. Hysmith, a married woman of record in Instrument No. 20180525-0050323 Register's Office for Davidson County, Tennessee, dated May 22, 2018 and recorded on May 25, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1005 Lawrence Avenue, Nashville, TN 37204**

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 our hands this the 2nd day of June, 2025

George Kalemeris

George Kalemeris

Paula Kalemeris

Paula Kalemeris

STATE OF Texas
COUNTY OF Denton

Document Warranty Deed

On 06/02/2025,

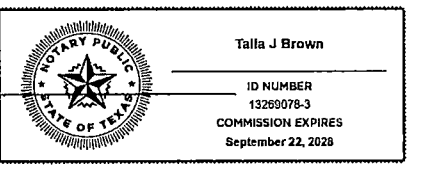
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **George Kalemeris**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of June, 2025

Electronically signed and notarized online using the Proof platform.

My Commission expires: 09/22/2028

Talla J Brown
Notary Public



STATE OF Texas
COUNTY OF Denton

Document Warranty Deed

On 06/02/2025,

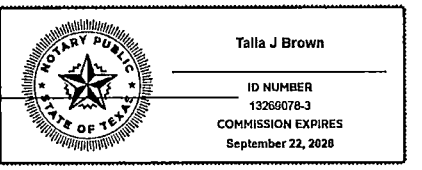
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula Kalemeris**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of June, 2025

Electronically signed and notarized online using the Proof platform.

My Commission expires: 09/22/2028

Talla J Brown
Notary Public



True Copy of Certification

I, Hillary Monroe Smith, 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 is a true and correct copy of the original document executed and authenticated according to law on June 2, 2025.

Signature

Date: 6/2/25

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 2nd day of June, 2025.

Notary Public

My commission Expires: 10-4-27

SEAL

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON