Karen Johnson Davidson County
Batch# 1294450 DEEDWARR
07/08/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20250708-0053368

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:

Alvin Calvin, Jr.
632 Highland View Court
Hermitage, Tennessee 37076

SEND TAX BILL TO:

New Owner

MAP & PARCEL:

MAP **075**
GROUP **11 0**
PARCEL **019.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

DHB R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Alvin Calvin, Jr. and Lakesha Calvin, husband and wife,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 437, on the Plan of Highlands Tulip Grove, Section 2, of record in Plat Book 4675, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DHB R, LLC, by Substitute Trustee's Deed from Rubin Lublin TN, PLLC, as Substitute Trustee for Heritage Title Services, Trustee, dated May 13, 2024 and filed of record May 20, 2024 as Instrument No. 20240520-0037115, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2025 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Highlands Tulip Grove, of record as Plat Book 4675, page 93, said Register's Office.
3. Restrictive Covenants contained in instrument of record as Book 4880, page 375 and Book 4793, page 157, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **632 Highland View Court, Hermitage, Tennessee 37076.**

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Alvin Calvin, Jr. and Lakesha Calvin, husband and wife**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 3rd day of July 2025.

DHB R LLC, a Wyoming Limited Liability Company

By: Dan Heichelbech, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Dan Heichelbech, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Dan Heichelbech, Manager** of **DHB R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 3rd day of July 2025.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $505,000.00

AFFIANT

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Subscribed and sworn to before me on this 3rd day of July 2025.

NOTARY PUBLIC
My Commission Expires: 9-5-2028

Certificate of Authenticity

I, Cari Allen., 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 July 3rd, 2025.

Affiant Signature

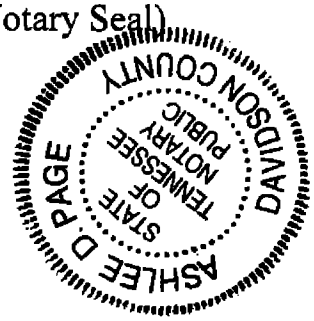
7-3-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of July, 2025.

Notary's Signature

(Notary Seal)



My Commission Expires: 9/7/2026