Karen Johnson Davidson County
Batch# 1301922 DEEDWARR
07/24/2025 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20250724-0058695

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2025

Notary Public

My Commission Expires: 5/28/28

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Elaina Fortunato and Marshall Howorka	American Pacific Mtg	150-14-0A-029.00 CO
4012 Calumet Drive	3000 Lava Ridge Ct, Ste 200	
Antioch, TN 37013	Roseville, CA 95661	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Benjamin Randall Bostic and BreeAnna Casey Finch N/K/A BreeAnna Bostic, husband and wife

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marshall Howorka, a single man and Elaina Fortunato, a single woman, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Final Plat of Calumet - Phase Two, as shown on plat of record in Plat Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Benjamin Randall Bostic, an unmarried man and BreeAnna Casey Finch, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Derrick G. Sandoval and Michelle D. Sandoval, husband and wife, dated 6/30/2021 and recorded 7/1/2021 in Instrument No. 20210701-0089258, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to all existing easements and all matters shown on plat of record in Plat Book 7900; Declaration of Covenants, Conditions and Restrictions of record in Book 7566, Page 664, as supplemented in Book 8602, Page 716; amended HOA Charter in Book 11356, Page 218; By-Laws in Book 11356, Page 224; Storm Water Detention Agreement of record in Book 7538, Page 676; Sanitary Sewer Easements of record in Book 7797, Pages 469 & 500; All matters shown on PUD Boundary Plat in Plat Book 9700, Page 540, Register's Office for Davidson County, Tennessee.

Antioch 37

This is improved property known as 4012 Calumet Drive, ~~Nashville~~, TN 37013

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 hand(s) this 23rd day of July, 2025

Benjamin Randall Bostic

BreeAnna Bostic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2025, before me personally appeared Benjamin Randall Bostic and BreeAnna Bostic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of July, 2025.

Notary Signature
My commission expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 7/23/25 *(date of document)*.

Custodian's Signature

7/23/25
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23rd day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28

SANDRA L. MITSOS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILSON