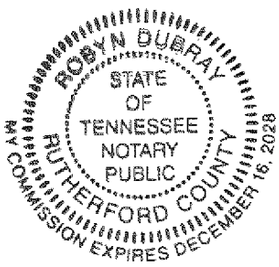
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Josh Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Adam Lemons	New owner	084-08-0-090.00
(NAME)	(NAME)	
3101 Windemere Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1308884 DEEDWARR
08/12/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250812-0064093

For and in 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, I/we **Timothy Thomas Caldwell and Lisa Caldwell, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Joseph Adam Lemons, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 169 on the Map of Lincoya Hills, Section VI, as of record in Book 2331, Page 71, Register's Office for Davidson Cunty, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to W. Thomas Caldwell and wife, Shirley Caldwell by Warranty Deed from Betty Hardison Miller, dated 05/17/1972, of record in Book 4602, Page 489, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Wiles Caldwell by Quit Claim Deed from William Thomas Caldwell and Shirley Wiles Caldwell, dated 09/16/1981, of record in Book 5799, Page 860, Register's Office for Davidson County, Tennessee.

The said Shirley Caldwell died testate on 06/02/2018, devising subject property to Timothy Thomas Caldwell, as evidenced in File No. 18P-1149, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Timothy Thomas Caldwell by Quit Claim Deed from Timothy Thomas Caldwell, as Executor for the Shirley Caldwell estate, dated 12/07/2018, of record in Instrument No. 20181218-0122695, Register's Office for Davidson County, Tennessee.

The said Timothy Thomas Caldwell is also known as Timothy T. Caldwell, being one and the same person.

The said Lisa Caldwell joins in this conveyance to convey any interest she may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 3101 Windemere Circle, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 8th day of August, 2025.

Timothy Thomas Caldwell

Timothy Thomas Caldwell

Lisa Caldwell

Lisa Caldwell

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy Thomas Caldwell and Lisa Caldwell,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of August, 2025.

Kim Rogers

Notary Public:

My Commission Expires: 4/22/2029

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Robyn DuBray, 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 8-8-2025 (date of document).

Affiant Signature

Date 8-12-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 12th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp 2/27/2029
COUNTY OF SUMNER