Prepared By:
Ann Marie Calderon
4273 Chesney Glen Drive
Hermitage, TN 37076

After Recording Return To:
4273 Chesney Glen Drive
HERMITAGE, Tennessee 37076

Karen Johnson Davidson County
Batch # 1313114 DEEDQC
08/21/2025 12:15:00 PM 6 pgs
Fees $32.00 Taxes $0.00
20250821-0067043

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On Aug 16, 2025 THE GRANTOR(S),

Victoriano Calderon Jr and Virginia Calderon ("Grantor"), a married couple, of 109 Cherry Branch Lane, Old Hickory, Davidson County, Tennessee 37138

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Don Angeo Calderon and Ann Marie Calderon ('Grantee"), a married couple, residing at 4273 Chesney Glen Drive, Hermitage, Davidson County, Tennessee 37076-4431

the following described real estate, situated in Hermitage, in the County of Davidson, State of Tennessee

The legal description is:

Lot No 106, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Prior instrument reference: ~~Book 9700, Page 288~~. 20031118-0168158

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in

and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 55.00

Mail Tax Statements To:
Don Calderon
4273 Chesney Glen Drive
HERMITAGE, Tennessee 37076

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: August 16, 2025

Victoriano Calderon Jr.

Victoriano Calderon Jr.
109 Cherry Branch Lane
Old Hickory, Tennessee
37138

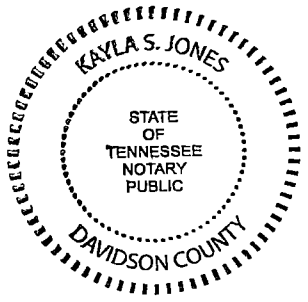
DATED: August 16, 2025

Virginia A. Calderon

Virginia Calderon
109 Cherry Branch Lane
Old Hickory, Tennessee
37138

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 16 day of August, 2025, before me personally appeared Victoriano Calderon Jr. and Virginia Calderon, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Kayla S. Jones
Notary Public

Notary Public
Title (and Rank)

My commission expires 11/08/2028

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is ~~$0.00~~ $1.00

Victoriano Calderon Jr.
Virginia A. Calderon
Affiant
Affiant's Name: Victoriano Calderon
Virginia Calderon

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
, **Affiant**
Subscribed and sworn before me this the
21 **Day of** August, 2025.
J. Rivera, **Deputy Register**

FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF November, 20 03

Notary Public

MY COMMISSION EXPIRES January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Victoriano Calderon (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 87-1-0-A
109 Cherry Branch Lane (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 55CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (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, Richard Edward Shipley, Jr. and wife, Tamara L. Shipley, f/k/a Tamara L. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Victoriano Calderon and wife, Virginia Calderon Jr.

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:

Legal description

BEING Lot No. 106, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, Page 288, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Richard Edward Shipley, Jr., an unmarried person, and Tamara L. Phillips, an unmarried person, by deed from Beazer Homes Corp., DBA Phillips Builders, of record in Book 10859, Page 51, Register's Office for said County, dated March 26, 1998.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10278, Page 279; Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944, said Register's Office.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 288, said Register's Office.

unimproved ( )
This is improved (X) property, known as 4273 Chesney Glen Drive, Hermitage, TN 37076
(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 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 hand S this 14th day of November, 20 03

Richard Edward Shipley, Jr.

Tamara L. Shipley

Davidson County DEEDMARR
Recvd: 11/18/03 11:39 2pgs
Fees:13.00 Taxes:459.73
20031118-0168158

Derivation

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Edward Shipley, Jr. and wife, Tamara L. Shipley, f/k/a Tamara L. Phillips

the bargainor S, 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 official seal at Nashville, Tennessee, this 14th day of November, 2004.

Commission expires January 29, 2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 20____.

My commission expires _____

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.