Karen Johnson Davidson County
Batch# 1318223 DEEDWARR
09/04/2025 02:03:30 PM 4 pgs
Fees: $23.00 Taxes: $2,467.90
20250904-0070822

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $667,000.00. Affiant Subscribed and sworn to before me, this the 2nd day of September, 2025. Notary Public My commission expires: 9/13/2028 (AFFIX SEAL)

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Scott A. Penzes	Send Tax Bills To: New Owner	Map-Parcel Numbers 074-16-0-A-062-00CO
6043 Parkhaven Boulevard		
Hermitage, TN 37076		

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,

Lori Kalcic, an unmarried woman, and Roger C. Kalcic, an unmarried man

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

Scott A. Penzes, a single man

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 Lot No. 62 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lori Kalcic and Roger C. Kalcic by Special Warranty Deed from Parkhaven Communities, LLC, a Tennessee limited liability company, of record in Instrument No. 20220531-0062292, Register's Office for Davidson County, Tennessee. The said Lori Kalcic and Roger C. Kalcic having divorced by Final Decree of Divorce dated May 7, 2025, of record in Docket No. 24D-1635, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 074-16-0-A-062-00CO.

1. The Plan of record in Instrument No. 20200527-0054555, said Register's Office, shows an Owner's Certificate and is subject to all matters as set forth therein.

2. Declaration of Covenants, Conditions and Restrictions for Parkhaven Communities and ByLaws appended thereto of record in Instrument No. 20210401-0042733, Register's Office for Davidson County, Tennessee.

3. Charter of Parkhaven Communities Homeowners Association, Inc. of record in Instrument No. 20210205-0016866, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20030516-0067076, Register's Office for Davidson County, Tennessee.

5. Conveyance of Conservation Greenway, Open Space and Common areas to Parkhaven Communities Homeowners Association, Inc., of record in Instrument No. 20210308-0029783, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20181022-0104460 and Instrument No. 20200923-0109241, Register's Office for Davidson County, Tennessee.

7. Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20190911-0091968, Register's Office for Davidson County, Tennessee.

8. Subject to the reservation as set out in the Deed of record in Instrument No. 20170802-0078781, Register's Office for Davidson County, Tennessee

9. Declarations of Restrictions and Covenants for Stormwater Facilities and systems of record in Instrument No. 20220512-0054620.

This is improved property known as: 6043 Parkhaven Boulevard, Hermitage, TN 37076.

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) that I/we am/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 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 GRANTEE(S), 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 2nd day of September, 2025.

Lori Kalcic

Roger C. Kalcic

STATE OF New Hampshire
COUNTY OF Merrimack

Personally appeared before me, a Notary Public of said County and State, Lori Kalcic, an unmarried woman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Concord, New Hampshire, this 29 day of August, 2025.

Notary Public

My Commission Expires: 12/18/25

KIM LYDEN-RICKER
STATE OF
-MY-
COMMISSION
EXPIRES
DECEMBER 18,
2025
NEW HAMPSHIRE
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Roger C. Kalcic, an unmarried man the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE
OF
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Joshua A. Terry, 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 August 29 2025.

Affiant Signature – Joshua A. Terry

September 3 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on September 3 2025

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27