Karen Johnson Davidson County
Batch# 1395463 DEEDWARR
03/20/2026 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $3,256.00
20260320-0022404

WARRANTY DEED	(SEAL)	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$880,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2026. Notary Public MY COMMISSION EXPIRES:
File #26-JJ-2926-C	C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028	

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Regan Calvert and Kandace Calvert (NAME)	**Fortera Federal Credit Union** (NAME)	
610 Wilson Blvd S (ADDRESS)	**P.O. Box 30669** (ADDRESS)	**104 14 0 047.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	**Clarksville, TN 37040** (CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

EMILY EINSTEIN AND HUSBAND, ADAM HILL,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

REGAN CALVERT AND KANDACE CALVERT, A MARRIED COUPLE,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that 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. 16 on the plan of BRANSFORD REALTY CO'S SUBDIVISION OF WETSMORELAND PLACE as of record in Plat Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said lot 16 fronts eighty five feet on the Northerly side of Westmoreland Drive and extends back between lines 185 feet on the Easterly side and 185 feet on the Westerly side to an alley and shows eighty feet on said alley.

Being the same property conveyed to Emily Einstein and husband, Adam Hill, by Warranty Deed from Elizabeth R. Ferguson and Elaine F. Lawrence, as trustees for The Neal H. Ferguson and Mary J. Ferguson Revocable Living Trust, of record in Instrument No. 20110302-0016751, in the Register's Office of Davidson County, Tennessee, dated February 28, 2011, and recorded on March 02, 2011.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY CO'S SUBDIVISION OF WETSMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16.
* No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **2926 Westmoreland Drive, Nashville, TN 37212**.

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), their heirs and 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), 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.

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **EMILY EINSTEIN**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number 202603200022402, Register's Office for DAVIDSON County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **ADAM HILL**, which Power of Attorney is recorded in Book _____, Page _____ / Instrument Number 202603200022403, Register's Office for DAVIDSON County, Tennessee.*

Witness my/our hand(s) this the **19th** day of **March**, **2026**.

Emily Einstein by John Bishop, Attorney-In-Fact

Adam Hill by John Bishop, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **EMILY EINSTEIN** and **ADAM HILL**, and who acknowledged he/she/they executed the same as the free act and deed of the said **EMILY EINSTEIN** and **ADAM HILL**.

Witness my hand and official seal this **19th** day of **March**, **2026**.

Notary Signature
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, **Jodi Jackson,** 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 this the 19 day of March, 2026.

Affiant Signature
Date 3/19/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 19 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026