Karen Johnson Davidson County
Batch# 1404350 DEEDWARR
04/10/2026 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $2,571.50
20260410-0029214

**WARRANTY DEED**

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

File No. BC-26-357

**THIS INSTRUMENT WAS PREPARED BY**
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William C. Weems | Primis Mortgage Co. | |
| (NAME) 221 Treutland | (NAME) 5535 Currituck Dr. Ste. 100 | 082-11-0-176.00 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) Wilmington NC 28403 | |
| (CITY) (STATE) (ZIP) | (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, I/WE, **KEVIN A. CALDWELL AND TERRI ALLBRIGHT CALDWELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM C. WEEMS, SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE, 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 76, John W. Bryan's Addition To Edgefield, Now East Nashville, as Shown on Plat of Record in Plat Book 21, Page 63, In The Register's Office, Davidson County, Tennessee, to which Plat Reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Kevin Caldwell, A single person by Warranty Deed from Kendrick D. Vaughn, Unmarried of record in Instrument No. 20131003-0103970 Register's Office for Davidson County, Tennessee, dated September 27, 2013 and recorded on October 03, 2013.**

**Kevin A. Caldwell having since married Terri Allbright Caldwell and is now known as a married man. Terri Allbright Caldwell, spouse of Kevin Caldwell, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.**

**This is property more commonly known as 221 Treutland, Nashville, TN 37207.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for davidson County, Tennessee.

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 this 18 day of March, 2026.

Kevin A. Caldwell

**Kevin A. Caldwell**

Terri Allbright Caldwell

**Terri Allbright Caldwell**

STATE OF Alabama
COUNTY OF Baldwin

On this 2nd day of April, 2026, before me personally appeared Kevin A. Caldwell, Terri Allbright Caldwell and , 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 18th day of March, 2026.

Rachel N. Scruggs

Notary Signature
My commission expires: 11/17/2029

RACHEL N. SCRUGGS NOTARY PUBLIC ALABAMA STATE AT LARGE

**Tennessee Certification of Electronic Document**

I, Benjamin Seamon, 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 3/18/2026. (date of document).

Affiant Signature

4/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

