Karen Johnson Davidson County
Batch# 400320 DEEDWARR
05/14/2020 02:59:23 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20200514-0050291

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2020.

Notary Public
MY COMMISSION EXPIRES: 1-3-23
File No. G20-8587

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Amanda S. Camacho (NAME) | New Owner (NAME) | 028-00-0-093 |
| 22422 Isatis Avenue (STREET ADDRESS) | (STREET ADDRESS) | |
| Apple Valley, CA 92307 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Raymond F. Flaherty, IV, an unmarried man and Devin E. Flaherty, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda S. Camacho, a single woman**, 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 the 14th Civil District of Davidson County, Tennessee, being Tract No. 3 of the Edward W. Thompson property described according to a survey by Southeastern Engineering Company under date of October 15, 1967 as revised April 18, 1968, as follows:

Beginning at a point in the northerly margin of Ridge Hill Drive 1971.38 feet +/- West of the westerly line of the M. E. Spruill property of record in Book 3761, page 337, Register's Office for Davidson County, Tennessee; thence N. 7° 27' W. 1813.45 feet to an iron pin; thence N. 59° 30" W. 265.0 feet to an iron pin; thence S. 4' 59' East 1913.75 feet to an iron pin in the northerly margin of Ridge Hill Drive said point is 519.58 feet +/- East from the easterly line of The National Council of Jewish Women of record Book 3162, page 106, Register's Office for said County; thence easterly 300.85 feet to the point of beginning containing 10.86 acres, more or less.

Being the same property conveyed to Raymond F. Flaherty, IV and Devin E. Flaherty, husband and wife by Deed dated September 28, 2016, recorded October 5, 2016, in Instrument Number 20161005-0105149, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5134 Ridge Hill Dr, Joelton, TN 37080.

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. Whenever 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 6th day of May, 2020.

Raymond F. Flaherty, IV

Devin E. Flaherty

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2020, before me personally appeared Raymond F. Flaherty, IV and Devin E. Flaherty, 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 6th day of May, 2020.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

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*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**