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WARRANTY DEED

Karen Johnson Davidson County
Batch# 439391 DEEDWARR
07/17/2020 09:58:04 AM 2 pgs
Fees: $13.00 Taxes: $887.63

20200717-0078598

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of July, 2020

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 03, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Said Muse and Sarah Ahmed	CMG Mortgage, Inc. dba CMG Financial	174010A07300CO
(NAME)	(NAME)	
1036 Shire Drive	3160 Crow Canyon Road, Suite #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Daniel Camplese, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Said Muse and Sarah Ahmed, Joint Tenancy with Right of Survivorship,** 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:

BEING all of Lot No. 34 (Thirty Four) on the First Amendment Rivendell Woods, Phase I, Section I, according to plat and survey of record in Instrument Number 20070329-0037618, of the Register's Office or Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Daniel Camplese, unmarried by deed dated September 17, 2007 from Ole South properties, Inc., a Tennessee Corporation of record in Instrument No. 20070920-0112697, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1036 Shire Drive, Antioch, TN 37013
(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 my/our hands this 10th day of July, 2020.

Daniel Camplese

State of Tennessee
County of Davidson

On this 10th day of July, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Daniel Camplese, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 10th day of July, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 20-Muse