Karen Johnson Davidson County
Batch# 448230 DEEDWARR
07/31/2020 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $573.50
20200731-0084830

WHEN RECOREDED MAIL TO:
444 ROUTE 111SMITHTOWN, NY 11787

WARRANTY DEED

1792986

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHRISTOPHER EDWARD CAMERON SIOBHAN ELIZABETH CAMERON	CHRISTOPHER EDWARD CAMERON SIOBHAN ELIZABETH CAMERON	052-09-0-012.00
671 DECATUR STREET, 3L, BROOKLYN, NY 11233	671 DECATUR STREET, 3L, BROOKLYN, NY 11233	

For good consideration in the amount of **$155,000.00**, I (We) **DALE MANDEL AND REBECCA W. MANDEL** whose mailing address is 1105 MCALPINE AVENUE, NASHVILLE, TN 37216, hereby bargain, deed and convey to **CHRISTOPHER EDWARD CAMERON AND SIOBHAN ELIZABETH CAMERON** whose mailing address is 671 DECATUR STREET, 3L, BROOKLYN, NY 11233, the following described land in DAVIDSON County, to wit:

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF MONTAGUE VALLEY OF REST, BEING PART OF LOT 18 IN MONTAGUE SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

LESS AND EXCEPT ALL OIL, GAS AND MINERALS, ON AND UNDER THE ABOVE DESCRIBED PROPERTY OWNED BY GRANTORS, IF ANY, WHICH ARE RESERVED BY GRANTORS.

BEING THE SAME PROPERTY CONVEYED DALE MANDEL AND REBECCA W. MANDEL BY A DEED DATED 08/17/2009 AND RECORDED 08/21/2009, AS INSTRUMENT NO. ~~2009821-~~ 20090821-0078811, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

APN: 052-09-0-012.00

Property Address: 1026 FALLS AVENUE, MADISON, TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 12 day of March 2020.

DALE MANDEL

REBECCA W. MANDEL

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 12 day of March 2020, before me personally appeared **DALE MANDEL AND REBECCA W. MANDEL** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/05/2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 155,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 13 day of March, 2020.

Notary Public
My Commission Expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
CHRISTOPHER EDWARD CAMERON
SIOBHAN ELIZABETH CAMERON
671 DECATUR STREET, 3L
BROOKLYN, NY 11233

Name and Address of property owner:
CHRISTOPHER EDWARD CAMERON
SIOBHAN ELIZABETH CAMERON
671 DECATUR STREET, 3L
BROOKLYN, NY 11233

True Copy Certification

I, Michael Ward, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael Ward
Signature

State of New York

County of Suffolk

Personally appeared before me, Alan M. Aliaga, a notary public for this county and state, Michael Ward who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/18/18
Notary' Seal (if on paper)

ALAN M. ALIAGA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AL6152543
QUALIFIED IN SUFFOLK COUNTY
COMMISSION EXPIRES 9/18/2018