Karen Johnson Davidson County
Batch# 452742 DEEDWARR
08/10/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.13
20200810-0088518

RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200158

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2020.

NOTARY PUBLIC

My commission expires:

LAURIE DAMEWOOD NOTARY PUBLIC STATE OF TENNESSEE My Comm. Expires 03/10/2021 COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Kamel 3352 Cain Harbor Nashville TN 37214	~~Same address as new owner~~ ED Goldstar Mtg 100 Phoenix Dr #300 Ann Arbor, MI 48108	062-02-0-B-125.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Four Thousand Nine Hundred and 00/100 Dollars ($284,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MEGAN M. MATHESON**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GEORGE KAMEL**, a single man, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plat of First Amendment, Abbington Park, Phase One, Section Three, of record in Instrument #20040728-0090230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Megan M. Matheson, an unmarried woman, from Rebecca M. Quin, a single woman, by Warranty Deed dated September 6, 2019 and recorded September 13, 2019 in Instrument #20190913-0092913, said Register's Office.

Being the same property conveyed to Rebecca M. Quin, a single woman, from Ross A. Bryant, unmarried, by Warranty Deed dated February 14, 2018 and recorded February 20, 2018 in Instrument #20180220-0015742, said Register's Office.

The address of the herein described property is believed to be 3352 Cain Harbor Drive, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

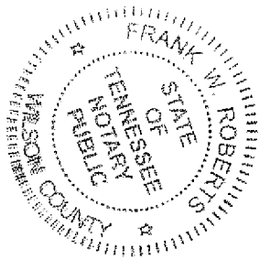
WITNESS MY/OUR HANDS, this the 7th day of August, 2020.

MEGAN M. MATHESON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Megan M. Matheson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of August, 2020.



Notary Public

Frank W. Roberts
Printed Notary Name

My commission expires: 10/6/21

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY