Karen Johnson Davidson County
Batch# 522129 DEEDWARR
11/30/2020 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,209.90
20201130-0138965

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-9585-TC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $327,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of November, 2020.

Notary Public
My Commission Expires: 1-3-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Richard L. Orsburn and Claudia S. Orsburn 4213 Saddlebrooke Place Hermitage, TN 37076	New Owner	086-03-0-016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Dimas E. Camacho and Matthew Harmon, husband and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Richard L. Orsburn and Claudia S. Orsburn, husband and wife**, 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 Davidson County, Tennessee, being Lot No. 16 on the plan of Saddlebrooke, as shown on plat of record in Book 6250, page 940, as amended in Book 7444, page 805, in the Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Dimas E. Camacho and Matthew Harmon, husband and wife by Warranty Deed from Lawrence Haley and wife, Beverly Haley, dated March 23, 2020, recorded March 24, 2020, of record in Instrument No. 20200324-0031980, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Lawrence Haley and wife, Beverly Haley by Warranty Deed from Teresa Ann Sprouse, an unmarried woman, dated October 14, 2016, recorded October 17, 2016, of record in Instrument No. 20161017-0109443, said Register's Office.

This is improved property located at: **4213 Saddlebrooke Place, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2020.

GRANTOR:

Dimas E. Camacho

Matthew Harmon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dimas E. Camacho and Matthew Harmon, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 2 3 2021

202011300138965

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)