WARRANTY DEED

Karen Johnson Davidson County
Batch# 525887 **DEEDWARR**
12/07/2020 03:41:40 PM 2 pgs
Fees: $13.00 Taxes: $804.75

20201207-0141886

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $217,500.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of December, 2020.

NOTARY PUBLIC

My commission expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1367 BLOCK

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Block	Richard Block	
(NAME) 1209 Apache Lane	(NAME) 1150 Shelton Ave	052-12-0-091.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Margaret Cammuse, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Block, a married man**, 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. 14 on the Plan of Sequoia Valley, Section II, as of record in Book 3700, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 95.0 feet on the Northeasterly side of Apache lane, and runs back 175.0 feet on the Northwesterly line and 160.0 feet on the Southeasterly line, to a line in the rear on which it measures 96.2 feet.

Being the same property conveyed to Edward T. Cammuse and wife, Lura Ann Cammuse by Warranty deed from J. R. Coarsey, Trustee of record in Book 4258, page 871, Register's Office for Davidson County, Tennessee, dated July 23, 1968 and recorded on August 12, 1968.

Being the same property conveyed to Leslie Cammuse and wife, Margaret Cammuse by Warranty deed from Edward T. Cammuse and wife, Lura Ann Cammuse of record in Book 7099, page 348, Register's Office for Davidson County, Tennessee, dated December 31, 1986 and recorded on January 07, 1987.

Leslie Cammuse having since died leaving Margaret Cammuse as sole owner.

DESIGNATED as Tax ID: 052-12-0-091.00

This is
unimproved ☐
improved ☒ property known as 1209 Apache Lane, Madison, TN 37115

(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.

Return to:
1st Title and Escrow, LLC
[illegible] 21st Avenue South
[illegible]ville, TN 37212
W-SB-HFR-20-1209

Witness my hand this the 4th day of December, 2020.

Margaret D. Cammuse
Margaret Cammuse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Margaret Cammuse, an unmarried woman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 09/21/2024

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY