When recorded, return to:
City House Title
414 Bridge Street
Franklin, TN 37064
File Number: 3021-657

Karen Johnson Davidson County
Batch# 623682 DEEDWARR
04/27/2021 03:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,128.50
20210427-0056331

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-11548-TC

2021-657

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2021.

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andreas Mueller, Andrew Maxwell James and Pandelis Christopher Margaronis 809 CANTON PASS MADISON TN 37115	FINANCE OF AMERICA 300 WELSH RD BLDG STE A HORSHAM PA 19044	052-16-0-028

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Wanda C. Garrett and Donna C. Dyer, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Andreas Mueller, Andrew Maxwell James and Pandelis Christopher Margaronis, hereinafter called the Grantee(s), his/her/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. 44 on the Plan of Marlin Meadows, Section 2, as of record in Book 1835, Page 127, Register's Office for said County, described as follows:

BEGINNING at a point on the southeasterly margin of Canton Pass, at the common corner of Lots 43 and 44; thence with the line between said lots, southeasterly 147.16 feet to a point; thence southwesterly 171 feet to the northeasterly margin of Berwick Trail; thence with the margin of the same, northwesterly 129.3 feet to the beginning of a curve; thence with said curve, northwardly 34.66 feet to the southeasterly margin of Canton Pass; thence with the margin of the same, northeasterly 121.3 feet to the beginning.

Being the same property conveyed to Joseph F. Cammuse and wife, Margaret M. Cammuse, by deed from John B. Gibbs and wife, Betty L. Gibbs, of record in Book 4236, Page 27, Register's Office for Davidson County, Tennessee, dated May 16, 1968 and recorded on May 17, 1968. Joseph F Cammuse died on December 27, 1997, leaving Margaret M. Cammuse as the surviving tenant by the entirety. Margaret M. Cammuse died on August 28, 2020, leaving Wanda C. Garrett and Donna C. Dyer as her heirs at law as evidenced by Affidavits of Heirship of record in Instrument No. 20201223-0152725 and Instrument No. 20201223-0152726. The Estate of Margaret F. Cammuse is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket #20P1726. Wanda Garrett was appointed Administrator of the Estate.

This property is not currently and has never been the primary residence of the grantors or any spouse or dependents of the grantors.

This is ☒ improved or ☐ unimproved property located at: **809 Canton Pass, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 26th day of April, 2021.

GRANTOR:

Donna C. Dyer

Donna C. Dyer

Wanda C. Garrett

Wanda C. Garrett

Wanda C. Garrett, Administrator of Estate of Margaret F. Cammuse

Wanda Garrett, Administrator of the Estate of Margaret F. Cammuse

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Wanda C. Garrett and Donna C. Dyer, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2021.

Andrew T. Vance
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Andrew T. Vance

Notary Public
My Commission expires: 12-18-21

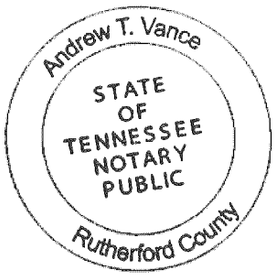
STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, the within named Wanda C. Garrett, Administrator of the Estate of Margaret F. Cammuse, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of April, 2021.

Andrew T. Vance

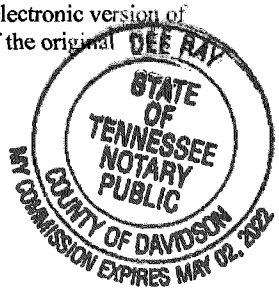
Notary Public
My Commission expires: 12-18-21



202104270056331

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public