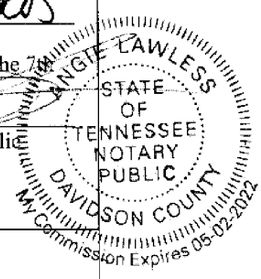
Warranty Deed

Karen Johnson Davidson County Batch# 644982 DEEDWARR 05/26/2021 03:00:30 PM 3 pgs Fees: $18.00 Taxes: $2,341.55 20210526-0071557	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $632,854.42. Affiant Subscribed and sworn to before me, this the 7th day of May, 2021. Notary Public My commission expires:



THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Charles A. Camp Emily J. Chasteen	LOANDEPOT.COM LLC	083-08-0N-002.00-CO
1005B Mitchell Road	26642 Towne Centre Drive	
Nashville, TN 37206	Foothill Ranch, CA 92610	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW DIAZ, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES A. CAMP AND EMILY J. CHASTEEN HUSBAND AND WIFE**, 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 Unit B of Homes at 1005 Mitchell Road, a horizontal property regime with private elements as shown on the site plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 1005 Mitchell Road, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190423-0037329, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the portion of the same property conveyed to W.R. Overstreet et ux Betty J. Overstreet by Warranty deed from Jack Beasley, a Widower and single man of record in Book 6245, page 77, Register's Office for Davidson County, Tennessee, dated February 28, 1984 and recorded on March 8, 1984.

William Reed (W.R.) Overstreet was vested title in Final Decree of Divorce recorded at Instrument No. 20080228-0019575.

William R. Overstreet died February 18, 2011 leaving the property to the William R. Overstreet Testamentary Trust in his Will Probated at Docket No. 11P595.

Being the portion of the same property conveyed to Tommy Overstreet, Trustee of the William R. Overstreet Testamentary Trust by Executor's Quitclaim deed from William R. Overstreet, deceased of record in Instrument No. 20170612-0058393 Register's Office for Davidson County, Tennessee, dated June 6, 2017 and recorded on June 12, 2017.

Being the portion of the same property conveyed to David B. Steunebrink, a married man by Warranty deed from Tommy Overstreet, Trustee of the William R. Overstreet Testamentary Trust of record in Instrument No. 20190102-0000177 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 2, 2019.

Being the portion of the same property conveyed to David B. Steunebrink and wife, Pamela Steunebrink by Quitclaim deed from David B. Steunebrink, a married man of record in Instrument No. 20190102-0000179 Register's Office for Davidson County, Tennessee, dated December 27, 2018 and recorded on January 2, 2019.

Being the same property conveyed to Matthew Diaz, married by Warranty deed from David B. Steunebrink and Pamela Steunebrink, Married of record in Instrument No. 20190719-0070779 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 19, 2019.

** This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1005 B Mitchell Road, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of May, 2021.

by Brett M. Diaz, Its Attorney-in-Fact

Matthew Diaz by Brett M. Diaz,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brett M. Diaz as Attorney in Fact for Matthew Diaz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of May, 2021.

ANGIE LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public

My Commission Expires:

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

