WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2021.

Notary Public
COMMISSION EXPIRES:

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 684679 DEEDWARR
07/27/2021 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210727-0100954

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josue Baron Paula Paul (NAME)	Loandepot.com 26642 Towne Centre Dr Foothill Ranch, CA 92610 (NAME)	086 08 0 057.00
2124 Strombury Drive (ADDRESS)	(ADDRESS)	
Hermitage, TN 37076 (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, we, **Charles James Trombley and Deborah Trombley, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josue Baron and Paula Paul, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 396 on the plan of Phase I, Camden Woods, as shown on plat of record filed in Plat Book 6900, Page 697-698, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Charles James Trombley, a married man by Deed dated October 13, 2011 from John Lee Murphy, Substitute Trustee of Lillian L. Standridge Revocable Trust U/A/D June 2, 2003, recorded October 18, 2011, in Instrument Number 201110180080966, in the Official Records of Davidson County, Tennessee. The said Deborah Trombley, wife of the said Charles James Trombley, joins in this conveyance for the purpose of conveying any and all right, title or interest that she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 2124 Strombury Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (Postal Zip)

File No.: 4614-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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.

Witness our hands this 22nd day of July, 2021.

Charles James Trombley
Charles James Trombley

Deborah Trombley
Deborah Trombley

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Charles James Trombley and Deborah Trombley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2021.

Leslie C Loughlin
~~S. Nixon Pressley~~

Commission Expires: 1/3/22

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

202107270100954

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/22/23.

Affiant Signature

7/22/23
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 22ND day of July, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

