Box 14
34907-4

Karen Johnson Davidson County
Batch# 702351 DEEDWARR
08/23/2021 09:43:06 AM 2 pgs
Fees: $13.00 Taxes: $956.45

20210823-0113346

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$258,500.00**.

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2021.

Notary Public

My commission expires: 11/8/24

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jayne E. Plescia and Jeffrey H. Allison	**Churchill Mortgage Corporation**	**119-12-0-086.00**
25 Cameo Drive	**1749 Mallory Lane, Ste 100**	
Nashville, TN 37211	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carly Lynne Kear, Trustee of the 25 Cameo Drive Trust U/A/D February 28, 2020

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jayne E. Plescia and Jeffrey H. Allison, wife and husband

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. 61 on the Plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Joshua P. Kear and wife, Carly Kear by Deed dated June 16, 2008, from Perry H. Long, unmarried, of record in Instrument No. 20080617-0062364 and further conveyed to Orion Land, LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 16, 2012, from Joshua P. Kear and Carly L. Kear of record in Instrument No. 20120208-0011414 and further conveyed to Joshua Peter Kear by Quitclaim Deed dated February 28, 2020, from Orion Land, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200309-0026318 and further conveyed to Carly Lynne Kear, Trustee of the 25 Cameo Drive Trust dated February 28, 2020, and to their successors in trust and assigns, with full power to sell, transfer, mortgage and convey without the signature of any beneficiary, by Quitclaim Deed dated February 28, 2020, from Joshua Peter Kear of record in Instrument No. 20200309-0026457, Register's Office for Davidson County, Tennessee.

Joshua P. Kear being one and the same person as Joshua Peter Kear.

Carly Kear being one and the same person as Carly L. Kear and Carly Lynne Kear.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 1835, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 1911, Page 67, said Register's Office. NOTE: Said Restrictions are not applicable to portions thereof that have already expired by time.**

3) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 25 Cameo Drive, Nashville, TN 37211.

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 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.

Witness my/our hand(s) this 20th day of August, 2021.

Carly Lynne Kear, Trustee

Carly Lynne Kear, Trustee of the 25 Cameo Drive Trust
U/A/D February 28, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carly Lynne Kear, Trustee of the 25 Cameo Drive Trust U/A/D February 28, 2020,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **August, 2021.**

Notary Public

My Commission Expires: 8/6/2023

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON