Karen Johnson Davidson County
Batch# 715582 DEEDWARR
09/14/2021 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210914-0123269

WARRANTY DEED

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE, COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on 09/09/21.

NOTARY PUBLIC
My Commission Expires: 10/23/2023

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Lemmon and Krystin Lemmon 1217 Reese Drive Franklin, TN 37069	Ryan Lemmon and Krystin Lemmon 1217 Reese Drive Franklin, TN 37069	141-06-0D-052.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Beth Camacho, unmarried**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Ryan Lemmon and Krystin Lemmon, husband and wife**, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> **Land in Davidson County, Tennessee, being Unit No. 52, as shown on the map entitled Horizontal Property Regime, Private Element Plat Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**
>
> **Being the same property conveyed to Beth Camacho, unmarried, by deed from Elizabeth A. Adams Now Coon, of record in Instrument No. 20060306-0025672, dated February 27, 2006, said Register's Office.**

This is Improved property, known as **3107 Harpeth Springs Drive Nashville, TN 37221**

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their 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 on 09/09/21.

Beth Camacho

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/09/21, before me personally appeared Beth Camacho, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he/ she executed the same as his/ her free act and deed.

Witness my hand and official seal on 09/09/21.

NOTARY PUBLIC

My Commission Expires: 6-26-23



Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 Sept 10, 2021.

Affiant Signature

9/10/21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 9/10/2021.

Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

