RECORD AND RETURN TO:
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212
File No.: O-VRES-21-1205

Karen Johnson Davidson County
Batch# 724670 DEEDWARR
09/27/2021 11:55:22 AM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20210927-0129422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of Sept, 2021

NOTARY PUBLIC

My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires 01/03/2023 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole L. Bilbrey and Tony Bilbrey 1205 Clarke St. Old Hickory TN 37138	SWBC Mortgage Corp 9311 San Pedro # 100 San Antonio, TX 78246	053-03-0-058.00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWELVE THOUSAND AND 00/100 Dollars ($312,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JENNIFER NORWOOD CAMARGO AND MATTHEW CAMARGO, wife and husband**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **NICOLE L. BILBREY AND ANTHONY BILBREY, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Section B, Village of Old Hickory, of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer Norwood, an unmarried woman from Meganne R. Price and Charles F. Price III, wife and husband, by Warranty Deed dated 04/17/2019 and recorded 04/22/2019 in Instrument No. 20190422-0036849 and Corrected by Scrivener's Affidavit of record in Instrument No. 20190530-0051173, Register's Office of said County. Jennifer Norwood has since married and is now known as Jennifer Norwood Camargo.

The address of the herein described property is believed to be 1205 Clarke Street, Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s) .

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 22nd day of September, 2021

GRANTOR(S)

Jennifer Norwood Camargo

Jennifer Norwood Camargo

Matthew Camargo

Matthew Camargo

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Jennifer Norwood Camargo and Matthew Camargo, 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 for the purposes therein contained.

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

FRANK W. ROBERTS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Notary Public

Frank W. Roberts

Printed Notary Name

My commission expires: 10/6/21