Name and Address of New Owner:
Travis James Camp and Jody Stickle Camp
6218 Deal Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 744762 DEEDWARR
10/27/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20211027-0144344

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 102-07-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Travis D. Tidwell and Kriselle R. Tidwell, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Travis James Camp and Jody Stickle Camp, husband and wife, as tenants by the entirety,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Section 2" of record in Plat Book 3700, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard D. Downing and wife, Tracy L. Downing by Warranty Deed from Scott S. Rasaphoumy and wife, Lana Thi Rasaphoumy, of record in Instrument No. 20041022-0127210, Register's Office for Davidson County, Tennessee, dated October 18, 2004 and recorded on October 22, 2004. (Value of consideration shown in aforementioned deed $130,000.00.)

Being the same property conveyed to Richard D. Downing by Quitclaim Deed from Tracy L. Eades f/k/a Tracy L. Downing, of record in Instrument No. 20190321-0025496, Register's Office for Davidson County, Tennessee, dated March 08, 2019 and recorded on March 21, 2019. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Travis D. Tidwell, a single man, by Warranty Deed from Richard D. Downing, a single person, of record in Instrument No. 20190927-0098519, Register's Office for Davidson County, Tennessee, dated September 20, 2019 and recorded on September 27, 2019. (Value of consideration shown in aforementioned deed $335,000.00.)

Being also known as 6632 Cabot Drive, Nashville, Tennessee 37209.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2021.

Travis D Tidwell by Kriselle R Tidwell his Attorney in Fact (SEAL)
Travis D. Tidwell by Kriselle R. Tidwell, his Attorney-In-Fact

Kriselle R. Tidwell (SEAL)
Kriselle R. Tidwell

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 Kriselle R. Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of October, 2021.

Sandy Balent
Notary Public
My commission expires: 10.2.23

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Kriselle R. Tidwell**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Travis D. Tidwell** and acknowledged that she executed the same as the free act and deed of the said **Travis D. Tidwell.**

Witness my hand and official seal this the 25th day of October, 2021.

My commission expires: 10.2.23 Sandy Balent
Notary Public

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $455,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of October, 2021.

Sandy Balent
Notary Public
My commission expires: 10.2.23

SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. GNT-21-1887

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 10/25/2021

Affiant Signature

10/25/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 25th day of October, 2021.

Notary Signature

My Commission Expires: 9-2-2024

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON