Karen Johnson Davidson County
Batch# 834594 DEEDWARR
04/05/2022 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20220405-0039204

WARRANTY DEED

Chelsea N Shores
State Of Tennessee Notary Public
Rutherford County
My Commission Expires 12-18-2022

W-BMR-22-1537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2022.

Chelsea Shores
Notary Public

MY COMMISSION EXPIRES: 12/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph Halker and Gabrielle Pimpas	LOAN DEPOT.com, LLC	
(NAME)	(NAME)	
1537 Andchel Drive	4800 N. Scottsdale Rd Ste 3800	**086-08-0-120.00**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATELYN HARTNETT AND BLAKE RYAN MARSH, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH HALKER, AN UNMARRIED MAN, AND GABRIELLE PIMPAS, AN UNMARRIED WOMAN, AS JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 333 on the Plan of Final P.U.D. Plan, Planned Unit Development, Phase I, Camden Woods of record in Plat Book 6900, Page (s) 697 and 698, 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 Katelyn Hartnett, unmarried, and Blake Ryan Marsh, unmarried, tenants in common with right of survivorship by Warranty Deed from Salvator G. Baldi and Emma M. Baldi, husband and wife of record in Instrument No. 20190327-0027555 Register's Office for Davidson County, Tennessee, dated March 22, 2019 and recorded on March 27, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 697 and 698, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7620, Page 561, Book 7657, Page 580, Book 7675, Page 926, Book 9035, Page 729, Book 9036, Page 329, Book 9231, Page 737, Instrument No. 20080924-0096976, Instrument No. 20120904-0079787, Instrument No. 20120904-0079788 and Instrument No. 20140707-0059383, Register's Office for Davidson County, Tennessee.
- By-Laws of Camden Woods Homeowners Association, Inc. of record in Book 7620, Page 583, as amended in Instrument No. 20140707-0059384, in the Register's Office for Davidson County, Tennessee.
- Charter of Camden Woods Homeowners Association, Inc. of record in Book 7661, Page 32, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common area of record in Book 7783, Page 585, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1537 Andchel Drive, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF MARCH, 2022.

Katelyn Hartnett

Blake Ryan Marsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATELYN HARTNETT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BLAKE RYAN MARSH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 March 28, 2022.

J. Carlton Drumwright

March 28, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on March 28, 2022.

Notary

My Commission Expires: 12/18/22

