Karen Johnson Davidson County
Batch# 839947 DEEDWARR
04/14/2022 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,057.20
20220414-0043573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $556,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2022.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

File #22-KA-4609-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Besten Real Estate, LLC	New Owner	
(NAME)	(NAME)	**061-08-0-104.00**
4609 Camellia Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **MARKUS BLACKBURN AND REBEKAH BLACKBURN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BESTEN REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY** 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 the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being Lot No.5, on the plan of George C. Nolen's Subdivision of a 10 acre tract, not of record, described according to a survey made by Eric Drake, County Surveyor, May 30, 1935 as follows:

BEGINNING on the westerly margin of Newton Avenue, now Camellia Place, at the northeast corner of Lot No. 6 conveyed to Thomas B. Lamb et al, by deed from George C. Nolen, of record in Book 1300, Page 613, Register's Office for said County; thence with the line between Lots Nos. 5 and 6 westwardly 220 feet; thence north 6-3/4 deg. West 100 feet to the corner of Lots Nos. 4 and 5; thence with the line between said two lots, eastwardly 220 feet to the westerly margin of said Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Rebekah Blackburn and Markus Blackburn, wife and husband by Warranty deed from Jarod P. DeLozier and wife, Courtney E. DeLozier of record in Instrument No. 20131217-0127448 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 17, 2013.

The said Markus Black Burn is one and the same as Markus Blackburn.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **4609 Camellia Place, Nashville, TN 37216**.

IN WITNESS WHEREOF, Buyer's signature is set forth below as of this **29th day of March, 2022**.

Markus Blackburn by KA as Attorney in Fact
Markus Blackburn by Kaz Arbogast, his Attorney-In-Fact

Rebekah Blackburn by KA as Attorney in Fact
Rebekah Blackburn by Kaz Arbogast, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAZ ARBOGAST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MARKUS BLACKBURN and REBEKAH BLACKBURN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARKUS BLACKBURN and REBEKAH BLACKBURN.

Witness my hand, at office, this 29th day of March, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 04/08/2022 ____ (date of document).

Affiant Signature

04/08/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 8 day of April, 2022.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025