THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220440631

Karen Johnson Davidson County
Batch# 862246 DEEDWARR
05/25/2022 10:18:45 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20220525-0060565

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $510,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2022.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 3, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MOBA, LLC 110 Ruland Circle Hendersonville, TN 37075	110 Ruland Circle Hendersonville, TN 37075	Tax Parcel ID No. 072 06 0 248.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian Van Camp and Karen Van Camp, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MOBA, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 30 feet of Lot No. 33 and the Westerly 30 feet of Lot No. 34 on the Map of Kenmore, of record in Book 332, page 32, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 33 and 34 front together 60 feet on the Northerly side of Maxey Lane and run back between parallel lines 200 feet to the Southerly margin of an alley, which is now closed.

Being the same property conveyed to Brian Vancamp and wife, Karen Vancamp, by Deed from Harold D. Hodges and wife, Reva P. Hodges, of record in Instrument No. 20000427-0041558, in the Register's Office of Davidson County, Tennessee, dated April 12, 2000 and recorded on April 27, 2000.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kenmore, as recorded in Plat Book 332, Page(s) 32 .

This is improved property located at 1113 McGavock Pike Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2022.

Brian Van Camp

Karen Van Camp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brian Van Camp and Karen Van Camp, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024