THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220540947** Karen Johnson Davidson County Batch# 877567 DEEDWARR 06/24/2022 11:04:14 AM 3 pgs Fees: $18.00 Taxes: $764.05 20220624-0072391	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $206,500.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 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: Purple Doors, LLC 1043 Deer Harbor Road Bristol, TN 37620	Send Tax Bills To: 1043 Deer Harbor Road Bristol, TN 37620	Tax Information: Tax Parcel ID No. 133 12 0 042.00

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, **Aaron Camargo-Chavez, unmarried, and Michael Blunt, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Purple Doors, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 104, on the Plan of Windsor Park, of record in Plat Book 3600, Page 64, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Lewis C. A. Camargo, An Unmarried Man, by Quitclaim Deed from Lewis C.A. Camargo and who acquired title as Wife, Juanita N. Foster, of record in Instrument No. 20180830-0086082, in the Register's Office of Davidson County, Tennessee, dated August 20, 2018 and recorded on August 30, 2018.

Lewis C. A. Camargo having died on July 30, 2020. See Affidavits of Heirship of record in Instrument Numbers 20220624-0072387, 20220624-0072388, 20220624-0072389, and 20220624-0072390 recorded on June 24th, 2022 showing Aaron Camargo-Chavez and Michael Blunt as heirs at law.

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 Windsor Park, as recorded in Plat Book 3600, Page(s) 64.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3792, Page 445.

This is improved property located at 412 Benita Drive Nashville TN 37211.

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 22nd day of June, 2022.

Aaron Camargo-Chavez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Camargo-Chavez, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires
December 8, 2024

Michael Blunt

STATE OF _____)
COUNTY OF_____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Blunt, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

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 22nd day of June, 2022.

Aaron Camargo-Chavez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Aaron Camargo-Chavez, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: _____

Michael Blunt

STATE OF Washington)
COUNTY OF King)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Blunt, 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 22nd day of June, 2022.

Notary Public
My Commission Expires: July 5, 2023

KELLY L. GOFF
Notary Public
State of Washington
Commission Number 208865
My Commission Expires
July 5, 2023