Karen Johnson Davidson County
Batch# 880543 DEEDWARR
06/29/2022 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20220629-0075103

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2022.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen M. Camarata and Mary N. Camarata	New Owner	Parcel ID: 044 11 0A 304.00CO
(NAME) 700 Clearview Drive	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lee Scott Howard and Kimberley U. Howard, Trustees of the Howard Trust dated March 13, 2018,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen M. Camarata and Mary N. Camarata, husband and wife,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. C-4, Parcel 304, in a Horizontal Property Regime which is of record in Book 7977, Page 92, re-recorded in Book 8164, Page 151, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee Scott Howard and Kimberley U Howard, husband and wife from Sharon Shands, aka Sharron Shands, unmarried by Warranty Deed dated July 24, 2014 and recorded on July 28, 2014 in Instrument No. 20140728-0066937, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lee Scott Howard and Kimberley U. Howard, Trustees of the Howard Trust dated March 13, 2018 from Lee Scott Howard and wife Kimberley U. Howard by Special Warranty Deed dated March 13, 2018 and recorded on April 9, 2018 in Instrument No. 20180409-0032926, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 511 Jones Street, Unit C4, Old Hickory, TN 37138

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 22 day of June, 2022

Lee Scott Howard and Kimberley U. Howard, Trustees of the Howard Trust dated March 13, 2018

BY: Lee Scott Howard
Lee Scott Howard

BY: Kimberley U Howard
Kimberley U. Howard

STATE OF Georgia

COUNTY OF Fulton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lee Scott Howard and Kimberley U. Howard with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Howard Trust dated March 13, 2018,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2022.

Ebony Farrar
Notary Public

My Commission Expires: 6/30/2024

(SEAL)

Ebony Farrar
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 30, 2024

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 June 28, 2022 (date of document).

Affiant Signature

June 28, 2022
Date

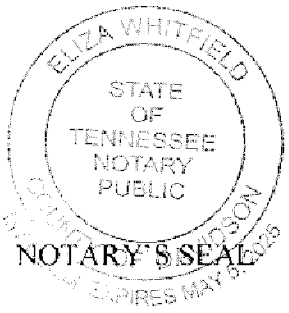
State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025



NOTARY'S SEAL