Karen Johnson Davidson County
Batch# 896962 DEEDWARR
08/01/2022 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220801-0087282

Warranty Deed

BROOKE HICKS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $350,000.00 Affiant Subscribed and sworn to before me, this the 28th day of July, 2022. Notary Public My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Maureen G. Camacho	New Owner(s)	105-14-01-031.00-CO
5102 Hilson Road		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN CODY WILKINS AND ANGIE LAWLESS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN G. CAMACHO, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: MC

Being a Certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 31 as Specified on the Plat as Shown in the Declaration of Studio 1 Lofts Condominiums, a Horizontal Property regime, created under title 66, Section 27-101, et seq., as amended, Tennessee code Annotated, and as established by a Declaration for Studio 1 Lofts Condominiums, of record under Instrument No. 20140715-0062248, Register's Office for Davison County, Tennessee, including without limitation the By-Laws Appended thereto, said register's Office, together with the undivided percentage interest in the Common Elements Appurtenant to said Unit, as set Forth in said Declaration reference is hereby made to the plan of Studio 1 Lofts Condominiums, for Placement of units, as Shown on Exhibit "B" to the Declaration of record under Instrument No.20140715-0062248, Said register's Office, for a more Complete Indentification and Deception of such Unit.

Being a portion of the same property conveyed to Stephen Cody Wilkins, unmarried, and Angie Lawless, unmarried, Joint Tenants with Right of Survivorship by Warranty deed from Bonnie R. Zobrist, Trustee of the 803 Hillview Land Trust U/A/D September 25, 2014, Joined by James Wiltz of record in Instrument No. 20160701-0067963 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 803 Hillview Heights #107, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of July, 2022.

Stephen Cody Wilkins

Angie Lawless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Cody Wilkins and Angie Lawless, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of July, 2022.

Notary Public

My Commission Expires: 7-3-25

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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 08/01/2022 ____ (date of document).

Affiant Signature

08/01/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 01 day of August, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025