Karen Johnson Davidson County
Batch# 940381 DEEDWARR
11/14/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20221114-0120855

WARRANTY DEED

ELIZABETH ELVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 11-27-2023

File #22-DM-0833-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Callan James Wetenberg and Margaret Nicole DeCampo (NAME)	First American Mortgage Solutions (NAME)	
833 Rose Park Drive (ADDRESS)	1795 International Way (ADDRESS)	084 01 0 139.00
Nashville TN 37206 (CITY) (STATE) (ZIP)	Idaho Falls ID 83402 (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, **DAVID KYLE HERRINGTON, AND MEGHAN WALDOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALLAN JAMES WETENBERG, AND MARGARET NICOLE DECAMPO** 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 Davidson County, Tennessee being Lot No. 20 on the Plan of Rose Estates, Section One, of record in Plat Book 3600, page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Kyle Herrington and Meghan Waldow, as tenants in common, by Warranty Deed from Jacob Jeffrey Green, an unmarried man, of record in Instrument No. 20180809-0078742, in the Register's Office of Davidson County, Tennessee, dated August 08, 2018 and recorded on August 09, 2018.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Rose Estates, as recorded in Plat Book 3600, Page(s) 37 .
*covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3676, Page 361 and Amended in Book 3707, Page 356.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **833 Rose Park Drive, Nashville, TN 37206**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th day of September, 2022.

David Kyle Herrington

Meghan Waldow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15 day of September, 2022, before me personally appeared David Kyle Herrington, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2022, before me personally appeared Meghan Waldow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 September 29, 2022.

Affiant Signature

Date: September 29, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this September 29, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

