Karen Johnson Davidson County
Batch# 975926 DEEDWARR
03/01/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230301-0014700

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2023.

Notary Public

My commission expires: 9-2-2024

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sergio Camacho	Legacy Home Loans	**162-12-0B-017.00**
5102 Hilson Road, Nashville, TN 37211	1036 Stearman Drive #6	
	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Russell A. Skrabut, a married man,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sergio Camacho, an unmarried man,** 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:

Property known as: 1345 Bell Rd., Unit 327, Nashville, TN 37013, County of Davidson

Being Unit Number 5-B, as shown on plan of Villas at Belle Parke, Phase 1, a Horizontal Property Regime, of record in Instrument No. 20020913-0111601, as defined in the Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property previously conveyed to Carolyn Ann Jacobs, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 09/25/2003 and recorded 10/02/2003 in Instrument No. 20031002-0145207, Register's Office for Davidson County, Tennessee. The said Carolyn Ann Jacobs having deceased on July 09, 2021.

Being the same property conveyed to Russell A. Skrabut, a married man, by Quitclaim Deed from Toni Paavola, unmarried, dated 09/23/2022 and recorded 09/29/2022 in Instrument No. 20220929-0107745, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 162-12-0B-017.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 23-1076TN

This is Improved property known as: 1345 Bell Rd., Unit 327, Nashville, TN 37013.

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 in 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 my/our hand(s) this 23rd day of February, 2023.

Russell A. Skrabut

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of February, 2023, before me personally appeared **Russell A. Skrabut**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of February, **2023.**

Notary Public

Commission Expiration:

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

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 March 1, 2023 (date of document).

Affiant Signature

March 1, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023