THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-13909-BW

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF April, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 994140 DEEDWARR
04/19/2023 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230419-0028869

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Laura and Edward Purtscher	New Owner	
2124 Strombury Dr		086-08-0-057.00
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Josue Baron and Paula Baron, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Laura, A Married Man and Edward Purtscher, A Married Man, As Joint Tenancy with Right of Survivorship**

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 Lot No. 396 on the Plan of Phase I, Camden Woods, of record in Plat Book 6900, Pages 697 and 698, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josue Baron and Paula Paul, husband and wife by Warranty Deed from Charles James Trombley and Deborah Trombley, husband and wife of record as Instrument Number 20210727-0100954, Register's Office for Davidson County, Tennessee, dated July 22, 2021 and recorded on July 27, 2021. The said Paula Paul is now known as Paula Baron.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2124 Stromburv Drive, Hermitage, TN 37076**

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 the 17 day of April, 2023.

Josue Baron

Paula Baron

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Josue Baron** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of April, 2023.

Valerie Artopee
Notary Public
My Commission Expires: 6-30-2024

VALERIE ARTOPEE
NOTARY PUBLIC
REG. #7861467
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 06/30/2024

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paula Baron**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that herexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17 day of April, 2023.

Valerie Artopee
Notary Public
My Commission Expires: 6-30-2024

VALERIE ARTOPEE
NOTARY PUBLIC
REG. #7861467
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 06/30/2024

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 4/18/2023 (date of document).

Affiant Signature

4/18/2023

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 4/18/2023

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

