Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

RECORD AND RETURN TO
Limestone Title and Escrow, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No QTN-13707-2023

Karen Johnson Davidson County
Batch# 994262 DEEDWARR
04/20/2023 09:54:25 AM 2 pgs
Fees $13.00 Taxes $1,202.50

20230420-0029040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Madisen Mazzanti
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of APRIL, 2023

NOTARY PUBLIC

My commission expires 1/23/26

THIS INSTRUMENT PREPARED BY
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryce Camacho 3903 Bonnafield Court Hermitage, TN, 37076	~~Same address as new owner~~ PRIMARY RESIDENTIAL MTG. 1480 NORTH 2200 WEST SALT LAKE CITY, UT 84116	075-09-0-024

PARK HUNNICUTT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars ($325,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged, the undersigned, **GEORGE MICHEAL MATHEWS, JR. AND SARAH ELIZABETH MATHEWS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRYCE CAMACHO, AN UMARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 125, on the Plan of Hermitage Hills, Section One, of record in Plat Book 2900, Pages 48 and 49 and amended in Book 3135, Page 160, in the Register's office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Micheal Mathews, Jr., unmarried man and Sarah Elizabeth Rains, unmarried woman, by deed from Elizabeth J Spann, and husband, Darien Spann, dated March 29, 2019, and of record in Instrument No. 201904100032507, said Register's office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ___ improved property, known as: 3903 Bonnafield Court, Hermitage, TN 37076

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 13th day of April, 2023

GRANTOR(S)

George Micheal Mathews, Jr.

Sarah Elizabeth Mathews

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, George Micheal Mathews, Jr and Sarah Elizabeth Mathews, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

WITNESS my hand and seal, this the 13 day of April, 2023.

JENNIFER L PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell

Printed Notary Name

My commission expires _____