Karen Johnson Davidson County
Batch# 1038274 DEEDWARR
08/15/2023 09 26 00 AM 2 pgs
Fees $13 00 Taxes $3,838 75
20230815-0063339

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,037,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 1/26/25

(AFFIX SEAL)

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

10-NSH23-06323

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jose Baltazar, a single man 1605 Ardenwood Court Nashville, TN 37215	NEW OWNER	131 04 0 272.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bonnie Blue Campbell, Unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jose Baltazar, a single man**, hereinafter called the Grantees, their successors 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. 2 on the Plan of Ardenwood Place, as of record in Book 8250, page 151, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Bonnie Blue Campbell, unmarried, by Warranty Deed from Alan D. Adams, Inc., of record in Book 9370, Page 199, in the Register's Office of Davidson County, Tennessee, dated May 31, 1994 and recorded on June 06, 1994.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1605 Ardenwood Court, Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of August, 2023

Bonnie Blue Campbell

Bonnie Blue Campbell

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Bonnie Blue Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 8th day of August, 2023.

W. Brad Lehman

Notary Public

My Commission Expires 9/21/2024

BRAD LEHMAN
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON