WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045813 DEEDWARR
09/05/2023 10 16 17 AM 2 pgs
Fees $13 00 Taxes $2,033 15

20230905-0069198

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2025

State of Tennessee
County of ~~Rutherford~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$549,000 00~~ 549,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2023

Notary Public

MY COMMISSION EXPIRES 3/3/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Gina Camp Gregory Camp	NEW OWNERS	061-02-0-096 00
(NAME)	(NAME)	
702 Joyce Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Michael Minggia, an unmarried man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gina Camp and Gregory Camp, wife and husband,** 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. 12 on the Plan of Gra-Mar Acres, Section 6 of record in Plat Book 2331, Page 43, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Michael Minggia, an unmarried man by deed of record in Instrument No 20170526-0052945, Register's Office for Davidson County, Tennessee

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record

unimproved ☐

This is improved ☑ property, known as 702 Joyce Lane, Nashville, TN 37216
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hands this 29th day of August, 2023

Michael Minggia

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 29th day of August, 2023

Notary Public Kelsie Holloway
My Commission Expires 5/18/2024

File No 22778

KELSIE HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024