Karen Johnson Davidson County
Batch# 1076657 DEEDWARR
11/30/2023 09:40:15 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20231130-0092439

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63458
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jason Walton Kimberly Walton 2703 Westwood Avenue Nashville, TN 37212	NEW OWNER

TAX MAP PARCEL NUMBERS: 10415035300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$775,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew C. Cameron, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Walton and Kimberly Walton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of the northerly 192 feet of Lot No. 22 on the Plan of Belair, of record in Book 332, page 6, said Register's Office.

Said part of Lot No. 22 fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Together with and subject to an Agreement for Dedication of Easement for driveway purposes of record in Inst. No. 20130502-0044315, amended in Inst. No. 20130515-0048984, amending Book 4833, page 361, said Register's Office.

Being the same property conveyed to Andrew C. Cameron, unmarried, by Warranty Deed from Katherine Ann Manor, married, dated April 25, 2012 and recorded on April 26, 2012, of record in Inst. No. 20120426-0035813 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 332, page 6, said Register's Office; Agreement for Dedication of Easement for driveway purposes of record in Inst. No. 20130502-0044315, amended in Inst. No. 20130515-0048984, amending Book 4833, page 361, said Register's Office.

This is improved property, known as 2703 Westwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the date shown in the below notary acknowledgment.

Andrew C. Cameron

State of GEORGIA

County of FULTON

On this 27th day of November 2023, before me the undersigned authority, personally appeared Andrew C. Cameron, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

GEORGIA April 19 2026 PUBLIC FULTON COUNTY

Notary

My Commission Expires: 04/19/26

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Sworn and subscribed before me this 28th day of November, 2023.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON