Karen Johnson Davidson County
Batch# 1101358 DEEDWARR
02/15/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20240215-0010483

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240146560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of January, 2024.

Notary Public
My Commission Expires: 3-3-2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ivelise Camejo 3116 Windsor Green Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 150 04 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Helen Hayes, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ivelise Camejo, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 553, Section One-B, Kensington of Priest Lake, as shown on plat of record in Plat Book 6250, Page 150, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Helen Hayes, a married woman, by Warranty Deed from Charles A. Bobinger and Cara Bobinger, husband and wife, of record in Instrument No. 20080131-0009956, in the Register's Office of Davidson County, Tennessee, dated January 25, 2008, and recorded on January 31, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One-B, Kensington of Priest Lake, as recorded in Plat Book 6250, Page(s) 150.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6386, Page 65.

This is improved property located at 3116 Windsor Green Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of January, 2024.

Helen Hayes by Ryan Dieck, Attorney-in-Fact
Helen Hayes
By: Ryan Dieck, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, 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, and who further acknowledged that he is the Attorney-in-Fact for Helen Hayes and that he is authorized by Helen Hayes to execute this instrument on her behalf.

WITNESS my hand, at office, this 30th day of January, 2024.

Notary Public

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1/30/2024 (date of document).

Affiant Signature

2/14/2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this ____ of _____, ____.

(SEAL)

Anna Bates
Notary's Signature
My Commission Expires:

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025