This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4009-TM

Karen Johnson Davidson County
Batch# 1175937 DEEDWARR
08/30/2024 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240830-0066977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of August, 2024.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 5-9-26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kristen Scuderi and April Patriarca 3559 Binkley Road Joelton, TN 37080	New Owner	014 00 0 212.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Stephen K. Camp, an unmarried man, and Marsha H. Camp, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kristen Scuderi, a single woman, and April Patriarca, a single woman, as tenants in common with right of survivorship**, 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. 1 on the Plan of FIRST REVISION OF LOT 1 RESUB LOT 1 C.H. FORD SUBDIVISION of record in Plat at Instrument No. 20060726-0090016, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen K. Camp and Marsha H. Camp, husband and wife, by Warranty Deed from James C. Mitchell, a married man, of record in Instrument No. 20191217-0130033, in the Register's Office of Davidson County, Tennessee, dated December 16, 2019 and recorded on December 17, 2019. The said Stephen K. Camp and Marsha H. Camp having since been divorced. Please see Case No. 23D1072, Circuit Court for Davidson County, Tennessee.

This is improved property located at: **3559 Binkley Road, Joelton, TN 37080**.

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 29th day of August, 2024.

GRANTOR:

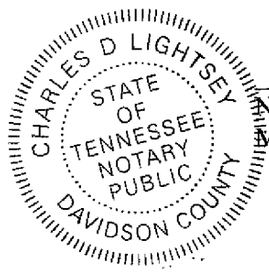
Stephen K. Camp

Marsha H. Camp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen K. Camp and Marsha H. Camp, the within named bargainors, 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of August, 2024.



Notary Public
My Commission expires: 5/3/26

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-29-24.

Affiant Signature

8-29-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of August, 2024.

Notary Signature

My Commission Expires: 5-4-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON