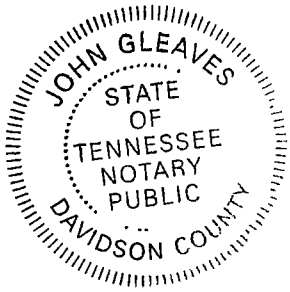
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES 8/16/2027 11-3-25

(AFFIX SEAL)

Karen Johnson
Batch # 1254745
04/01/2025 10 48 01 AM
Fees $13 00 Taxes $1,661 30

Davidson County
DEEDWARR
2 pgs

20250401-0024559

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1152 College St., Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Camille Tambunting	Camille Tambunting	061 02 0 112 00
(NAME)	(NAME)	
712 Stanvid Drive	712 Stanvid Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Sidney M Johnson Jr., a married person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Camille Tambunting, a single person, in fee simple absolute, hereinafter called the GRANTEE(S), her 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. 164 on the Plan of Gra-Mar Acres, Section Six of record in Plat Book 2331, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

This being real estate conveyed to the Grantor(s) herein by deed of record in Instrument No 20190819-0082657, Register's Office for Davidson County, Tennessee

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 2440, Page 225, Book 3575, Page 533, Book 3865, Page 535 and Book 4440, Page 745, Register's Office for said County

This being real estate developed for resale and has never been used as a marital residence by the Grantor

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 712 Stanvid Drive, Nashville, TN 37216

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No 2556619
Warranty Deed TN

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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

Effective the _____ day of March, 2025

Sidney M. Johnson Jr

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney M Johnson Jr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and Official seal this 20th day of March, 2025

Notary Public
My Commission Expires. 8/18/2027

R. DILLON SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company
1152 College St.
Clarksville, TN 37040

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-ORE-25-712