Warranty Deed

Karen Johnson Davidson County Batch# 1268933 DEEDWARR 05/05/2025 12:23:30 PM 3 pgs Fees: $18.00 Taxes: $1,206.20 20250505-0034809	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $326,000.00. Affiant Subscribed and sworn to before me, this the 25th day of April, 2025. Notary Public My commission expires: 11-21-26

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sean Turner	Same	162-12-0B-017.00-CO
1345 Bell Road #327		
Nashville, TN 37013		

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SERGIO CAMACHO, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN TURNER,** an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit Number 5-B, as shown on plan of Villas at Belle Parke, Phase 1, a Horizontal Property Regime, of record in Instrument No. 20020913-0111601, as defined in the Master Deed of record in Instrument No. 20020911-0110959, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sergio Camacho, an unmarried man by Warranty Deed from Russell A. Skrabut, a married man of record in Instrument No. 20230301-0014700 Register's Office for Davidson County, Tennessee, dated February 23, 2023 and recorded on March 01, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1345 Bell Road #327, Nashville, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of April, 2025.

Sergio Camacho

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sergio Camacho, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of April, 2025.

REGINA WILLIAMS-ERICKSON
Notary Public - State of Florida
Commission # HH 593103
My Comm. Expires Oct 2, 2028
Bonded through National Notary Assn.

Notary Public
REGINA WILLIAMS-ERICKSON

My Commission Expires: 10.02.2028
PRODUCED DRIVER LICENSE AS IDENTIFICATION

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 2, 2025.

J. Carlton Drumwright

May 2, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 2, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY