WARRANTY DEED

Karen Johnson
Batch # 1284834
06/16/2025 01 37 52 PM
Fees $13 00 Taxes $1,417 10

Davidson County
DEEDWARR
2 pgs

20250616-0046947

#176f3

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,001 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2025

Notary Public

MY COMMISSION EXPIRES 10/21/2028

(AFFIX SEAL)

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Nicholas Champeau	Ameris Bank Mortgage	06002015600
(NAME)	(NAME)	
3126 Moorewood Drive	1133 Ocean Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lakewood NJ 08701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

*unmarried NC

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Champeau,*** 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 number 125 on the Plan of Parkwood Estates, Section 1, as of record in Book 2900, page 119 and Page 120, Register's Office for Davidson County, Tennesse

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument NO 20171103-0113228, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 3126 Moorewood Drive, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 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

Witness my/our hands this 11th day of June, 2025

ADS of South Florida, LLC

By _____ authorized agent
James Barret, Authorized Agent

State of Tennessee
County of Davidson
Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ad who, upon oath, acknowledged himself to be Authorized Agent of ADS of South Florida, LLC and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of ADS of South Florida, LLC by himself as Authorized Agent

WITNESS my hand and seal this 11th day of June, 2025

_____
Notary Public
My Commission Expires
10/21/2028
File No 17643

