Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 190
Nashville TN 37215

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $430,000.00

Affiant

Subscribed and sworn to before me, this 20th day of June 2025.

Abbey Windle
Notary Public
My Commission Expires: 7/6/2026

ABBEY WINDLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Karen Johnson
Batch # 1289198
06/24/2025 10.50 58 AM
Fees $13 00 Taxes $1,591 00

Davidson County
DEEDWARR
2 pgs

20250624-0049605

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Christian Hess and Elizabeth Hess 4108 Crimson Hop Drive, Nashville, TN 37013	New Owner	Tax Parcel ID No. 182 15 0B 156.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHERINE MARIE CAMUSO, AN UNMARRIED WOMAN**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHRISTIAN JAMES BRAY HESS AND ELIZABETH LYNAE HESS, HUSBAND AND WIFE,** (collectively, "Grantee"), Grantee's 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 No. 156, on the plan of Final Plat Clover Glen, Phase 3B as shown on plat of record in instrument 202010060115873, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Katherine Marie Camuso, an unmarried woman by Deed dated May 27, 2021 from Meritage Homes of Tennessee Inc., an Arizona corporation, recorded June 1, 2021, in Instrument Number 202106010072660, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4108 Crimson Hop Drive, Nashville, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 20th day of June, 2025.

KATHERINE MARIE CAMUSO

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHERINE MARIE CAMUSO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of June, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____