Karen Johnson Davidson County
Batch# 1311801 DEEDWARR
08/19/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $876.90
20250819-0066374

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-25-3707

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13 day of August, 2025

Notary Public

Commission Expires: 1.31.2

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Address of New Owner	Send Tax Bills To:	Map & Parcel
John Camp and Svetlana Camp 3548 Seneca Forest Drive Nashville, TN 37217	Mortgage Research 1400 Forum Blvd Ste 18 Columbia, MO 65201	136-10-0B-053.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Alexander Rivera, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. Camp and Svetlana T. Camp, husband and wife

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.36, Unit No. 36A, Condominium Site Plan, Lots 21-40, Section Five, Priest Lake Forest on the Plan of record in Plat Book 5200, Page 627, 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 Alexander Rivera, an unmarried man by Warranty Deed from LAWBS Holdings, LLC a Tennessee limited liability company of record in Instrument No. 20240201-0007105, Register's Office for Davidson County, Tennessee, dated January 29, 2024 and recorded on February 01, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3548 Seneca Forest Drive, Nashville, TN 37217

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 so 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.

Dated this the 18th day of August, 2025.

Alexander Rivera

Alexander Rivera

STATE OF Florida

COUNTY OF Pasco

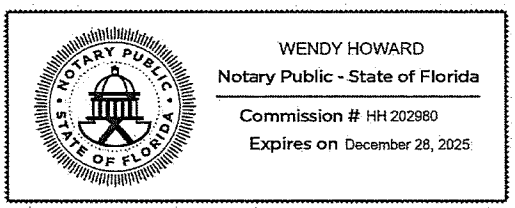
On this 18th day of August, 2025, before me personally appeared Alexander Rivera, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of August, 2025.

Wendy Howard

Notary Signature

My commission expires: 12/28/2025



Notarized remotely online using communication technology via Proof.

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 August 18, 2025.

Lissa Groom
Affiant
Date: August 18, 2025

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 18 day of August, 2025

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON