Karen Johnson Davidson County
Batch# 1323499 DEEDWARR
09/17/2025 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20250917-0074373

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $264,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 17 day of September, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Michael Barsom	**Mega Capital Funding Inc.**	**163040A42700CO**
3001 Hamilton Church Rd #427	26637 Agoura Rd #100	
Antioch, TN 37013	Calabasas, CA 91302	

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 ACKNOWLEDGE, WE,

Christopher Todd Haverkamp, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Barsom

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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 427 of Hamilton Crossings Townhomes, a Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Covenants, Conditions, and Restrictions for Hamilton Crossings Townhomes, of record in Instrument No. 20040212-0016945 as amended in Instrument No. 20060206-0014793, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on the Phase III attachment in Instrument #20060202-0014793; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Michelle Haverkamp, a single woman, by Warranty Deed from Olivia A Tackett and husband, Gayle A Tackett, dated June 25, 2013, of record in Instrument No. 20130628-0066841, in the Register's Office for Davidson County, Tennessee. Michelle Haverkamp died unmarried and intestate on 1/9/25, leaving Christopher Todd Haverkamp as her sole her at law:ference made to Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 202509170074372, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3001 Hamilton Church Rd #427, Antioch, TN 37013.

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 in 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.

_____ Date: 12 SEP 25
Christopher Todd Haverkamp

_____ Date: _____

STATE OF KENTUCKY

COUNTY OF Mc CRACKEN

Personally appeared before me, a Notary Public of said County and State, Christopher Todd Haverkamp, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of SEPTEMBER, 2025.

JANE M. MUKLEWICZ
Notary Public
Commonwealth of Kentucky
Commission Number KYNP54723
My Commission Expires Jul 5, 2026

_____
NOTARY PUBLIC

My Commission Expires: July 5, 2026

Certificate of Authenticity

I, Jennifer Russell, 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 9/12/25.
Date

Jennifer Russell
Affiant Signature

9/12/25
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 12 day of September, 2025.

Notary's Signature

My Commission Expires: 12.2.28

Notary's Seal (if on paper)

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY