Karen Johnson
Batch # 1424956
05/26/2026 11:30:05 AM
Fees: $13.00 Taxes: $2,909.13

Davidson County
DEEDWARR
2 pgs

20260526-0047482

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-39412-26

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-FK-26-1013

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $786,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of MAY, 2026

NOTARY PUBLIC

My commission expires: 02-05-2030

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oscar Mercedes and Rebecca Mercedes 1013 Beech Tree Lane Brentwood, TN 37027	Same address as new owner	171-08-0A-088-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED EIGHTY SIX THOUSAND TWO HUNDRED FIFTY AND 00/100 Dollars ($786,250.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AARON CAMMARN AND CHRISTINA CAMMARN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **OSCAR MERCEDES AND REBECCA MERCEDES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Resubdivision of Lot(s) 88 & 89 Cottonport Plantation, Phase One, of record in Book 6050, Page 511, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron Cammarn and Christina Cammarn, husband and wife as joint tenants with right of survivorship, by Quitclaim Deed from Aaron Cammarn and Christina Cammarn, husband and wife and Margene Smith and James Smith, wife and husband, dated March 17, 2025, and recorded April 21, 2025, in Instrument No. 20250421-0030100, said Register's Office.

Being the same property conveyed to Aaron Cammarn and Christina Cammarn, husband and wife and Margene Smith and James Smith, wife and husband, by Warranty Deed from Ronald E. Chandler, Sr and Joyce A. Chandler, husband and wife and Margene Smith and James Smith, wife and husband, dated April 11, 2024, and recorded April 11, 2024, in Instrument No. 20240411-0025949, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1013 Beech Tree Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 21st day of May, 2026

GRANTOR(S)

Aaron Cammarn

Christina Cammarn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Aaron Cammarn and Christina Cammarn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 21 day of MAY May 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary Public

Printed Notary Name

My commission expires: _____