Karen Johnson Davidson County
Batch# 1449682 DEEDWARR
07/21/2026 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,761.20
20260721-0065735

WARRANTY DEED

(SEAL)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 2026.

Notary Public

MY COMMISSION EXPIRES: 1/4/2027

File #26-TL-5821-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Dion Price	**Evolve Bank & Trust**	
(NAME)	(NAME)	**091 10 0 137.00**
5821 Leslie Avenue	**301 Shoppingway Blvd**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**West Memphis, AR 72301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROBERT CAMP AND ALISON CAMP, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SARAH DION PRICE, AN UNMARRIED PERSON,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land Situated in Davidson County, Tennessee, being Lot No. 29 on the Plan of COCKRILL FARM of record in Plat Book 332, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 50 feet on the Southerly side of Leslie Avenue and runs back between parallel lines with the Easterly margin of Ethel Street 10 feet to an alley.

Being the same property conveyed to Robert Camp and Alison Bonds, as Tenants in Common with the Right of Survivorship, by Warranty Deed from Champery Real Estate 2015, LLC, A California Limited Liability Company, of record in Instrument No. 20220713-0080296, in the Register's Office of Davidson County, Tennessee, dated June 28, 2022, and recorded on July 13, 2022. The said Robert Camp and Alison Bonds having since married, the said Alison Bonds is now known as Alison Camp.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF SUBDIVISION OF LOTS 39 AND 40 IN THE DIVISION OF B.F. COCKRILL FARM, as recorded in Plat Book 332, Page(s) 41.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5821 Leslie Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206
File # RR-26-2587

Witness my/our hand(s) this the 17th day of July, 2026.

Robert Patrick Camp
Robert Camp

Alison Bonds Camp
Alison Camp

STATE OF New York
COUNTY OF Clinton

On this 17th day of July, 2026, before me personally appeared Robert Camp, 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.

Notarized online using audio-video communication technology

Witness my hand, at office, this 17th day of July, 2026.

William T. Grones
Notary Signature 04/26/2027
My commission expires:

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

STATE OF New York
COUNTY OF Clinton

On this 17th day of July, 2026, before me personally appeared Alison Camp, 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 17th day of July, 2026.

Notarized online using audio-video communication technology

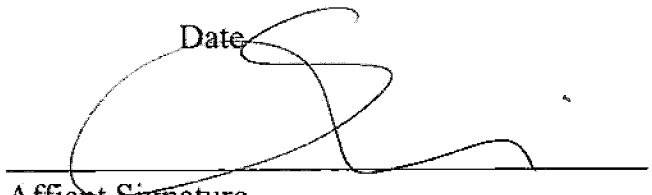
William T. Grones
Notary Signature 04/26/2027
My commission expires:

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Certificate of Authenticity

I, Leslie Hayes, 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 **7/17/2026**.

Date



Affiant Signature

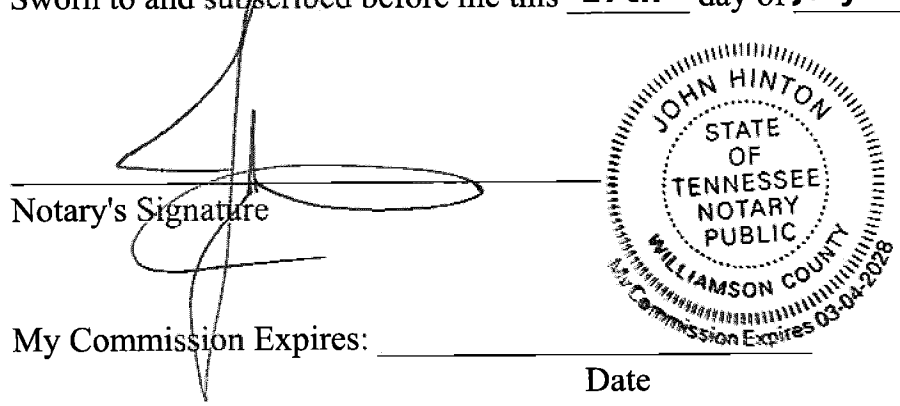
7/17/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **July**, 20**26**.



Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)