Name and Address of New Owner:
Casey James Campbell
1404 Wildlife Trail
Kingston Springs, TN 37082

Send Tax Bills To:
Casey James Campbell
1404 Wildlife Trail
Kingston Springs, TN 37082

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 051-15-0A-011.00-CO

Karen Johnson Davidson County
Batch# 317481 DEEDWARR
11/19/2019 02:17:30 PM 2 pgs
Fees: $13.00 Taxes: $444.00
20191119-0119450

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Damon Ladell Walls and Tonya Anita Walls**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Casey James Campbell, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows. to-wit:

Land in Davidson County, Tennessee, being Unit Number C-11 on the Plan of Quail Creek Condominiums, as shown as Exhibit "C" to the Master Deed of record in Plat Book 6328, Page 44, in the Register's Office for Davidson County, Tennessee, to which Plan of reference is hereby made for a more complete description.

Being the same property conveyed to Damon LaDell Walls and Tonya Anita Walls, husband and wife, by deed from The Quail Creek Homesowner's Association, recorded in 10/10/2017 in Instrument No. 20171010-0103604, Register's Office for Davidson County, Tennessee.

This is improved property known as 420 Walton Lane, Unit C-11, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2019.

Damon Ladell Walls (SEAL)

(SEAL)
Tonya Anita Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2019, before me personally appeared Damon Ladell Walls and Tonya Anita Walls, 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 12th day of November, 2019.

Notary Signature
My commission expires: 3-8-2021

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $120,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Casey James Campbell
(Affiant)

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this
2th day of November, 2019.

3-8-2021
Notary Public
My commission expires: 3-8-2021
File No. 2019-778

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19