WARRANTY DEED

Karen Johnson Davidson County
Batch# 430348 DEEDWARR
07/06/2020 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20200706-0072177

STATE OF TENNESSEE

COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2020

Notary Public

MY COMMISSION EXPIRES: May 3, 2021

(AFFIX SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicholas Campbell and Sarah Campbell	Nicholas Campbell and Sarah Campbell	Parcel ID: 105 05 0K 002.00
(NAME) 49 Pomeroy Road	(NAME) 49 Pomeroy Road	
(ADDRESS) Madison, TN 07940	(ADDRESS) Madison, NJ 07940	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 8, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nicholas Campbell and Sarah Campbell, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of The Edge at Belmont Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Edge at Belmont Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140617-0052717, as amended in Instrument No. 20150723-0072385, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Clifford S. Mar & Debbie A. Mar as Trustee of the Mar Family Trust dated July 17, 1997, by Warranty Deed from Bryan C. Szklarski and Penny Szklarski, husband and wife, of record in Instrument No. 20180925-0094734, in the Register's Office of Davidson County, Tennessee, dated September 20, 2018 and recorded on September 25, 2018.

Being the same property conveyed to Bryan C. Szklarski and Penny Szklarski, Husband and Wife, by Warranty Deed from Kee Capital Group, LLC, A Tennessee Limited Liability Company, of record in Instrument No.

20150604-0052223, in the Register's Office of Davidson County, Tennessee, dated May 29, 2015 and recorded on June 04, 2015.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1315 Wade Avenue, Nashville, TN 37212

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 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.

Witness our hands this 29 day of June, 2020

Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 8, 2013

BY: _____
Clifford Mar

BY: _____
Debbie Mar

BY: _____
Debbie Mar

STATE OF ~~TENNESSEE~~ CA

COUNTY OF SANTA BARBARA

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

I, ERIC DAVIS - NOTARY PUBLIC a Notary Public in and for said Commonwealth and State aforesaid, do certify that Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 8, 2013, whose name is signed to the writing above, bearing date on the30th of June, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of Clifford Mar and Debbie Mar Trustees of the Mar family Trust.

Given under my hand this the ~~30th~~ 29th of June, 2020.

Notary Public ERIC DAVIS

My Commission Expires: 12-13-2020

(SEAL)

ERIC DAVIS
Notary Public - California
Santa Barbara County
Commission # 2173855
My Comm. Expires Dec 13, 2020

True Copy Certification

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY