RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013564

Karen Johnson Davidson County
Batch# 526800 DEEDWARR
12/08/2020 01:56:30 PM 3 pgs
Fees: $18.00 Taxes: $789.95
20201208-0142770

WARRANTY DEED

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2020.

NOTARY PUBLIC

My commission expires: _____

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen A. McCampbell Jr. 1010 Berry Street Old Hickory, Tennessee 37138	Same address as new owner	044-15-0-243.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirteen Thousand Five Hundred and 00/100 Dollars ($213,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **PAUL J. GENTUSO AND TAMARA S. GENTUSO, HUSBAND AND WIFE,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ALLEN A. MCCAMPBELL JR.**, hereinafter called the Grantee, his 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. 95 on the Plan of Section D, Village of Old Hickory, of record in Book 1424, page 65, Register's Office for said County, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Paul J. Gentuso and Tamara S. Gentuso, husband and wife, from Michael Jones and Andrea Jones, husband and wife, by Warranty Deed dated September 27, 2018, and recorded September 28, 2018 in Instrument #20180928-0096307, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1010 Berry Street , Old Hickory, TN 37138, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Book 1424, page 65; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

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

The undersigned covenant with the said Grantee 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 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

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, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 20th day of November, 2020.

PAUL J. GENTUSO

TAMARA S. GENTUSO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Paul J. Gentuso and wife, Tamara S. Gentuso, 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 20th day of November, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/2024

SHANNON ONEILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022