**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2550TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 343,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of October, 2020.

Notary Public
Commission Expiration: 4-17-2023

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Karen Johnson Davidson County
Batch# 529708 DEEDWARR
12/10/2020 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20201210-0144915

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Steffani Adela Dahlstrom<br>170 Lightwood Drive<br>Antioch, TN 37013 | SAME AS NEW OWNER | 174 09 0B 002.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Todd S. Campbell and Victoria Whitfield Campbell, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steffani Adela Dahlstrom, a single woman,** 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:

Property known as 170 Lightwood Drive Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Kingsport, Phase 1, as shown by plat of record in Instrument No. 201711170118044, amended in Instrument No. 201712050123987, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd S. Campbell and Victoria Whitfield Campbell, husband and wife, by deed from Clayton Properties Group, Inc dated 06/29/2018, filed and recorded 07/03/2018, of record as Instrument No. 20180703-0064432, said Register's Office.

Tax Map and Parcel ID is as follows 174 09 0B 002.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 170 Lightwood Drive, Antioch, TN 37013**

LTE File No.: 20-2550TN

**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 unemcumbered, 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 my hand this 7th day of October, 2020.

Todd S. Campbell

Victoria Whitfield Campbell

STATE OF TENNESSEE

COUNTY OF Williamson

On this 7th day of October, 2020, before me personally appeared **Todd S. Campbell and Victoria Whitfield Campbell**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of October, 2020.

Notary Public
Commission Expiration: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

LTE File No.: 20-2550TN

# True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

**Milissa Loew**

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

**Chasity Petty**
My Commission Expires: 9/20/2021

