21-CD-026

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 562059 **DEEDWARR**
01/27/2021 10:27:17 AM 2 pgs
Fees: $13.00 Taxes: $617.90

20210127-0011997

LEAH TURNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-23-2024

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sun Valley Properties LLC	Owner at owners address	
(NAME)	(NAME)	05914010100
6770 Bly Trice Road		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rhonda Sanders & Constance Madry**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sun Valley Properties LLC,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for said County.

Said Lot No. 7 fronts 75 feet on the southwesterly margin of Boatner Drive and runs back between parallel lines, 140 feet to a line in the rear.

Being the same property conveyed to Sam B. Campbell and wife, Mattie B. Campbell, by Warranty Deed, from William O. Simpkins and wife, Doreene Simpkins, dated September 29, 1965, recorded September 30, 1965, of record in Book 3941, page 451, Register's Office for Davidson County, Tennessee.
(Marital status of Sam B. Campbell and Mattie B. Campbell was erroneously listed as married in this conveyance deed. Sam B. Campbell and Mattie B. Campbell were actually unmarried at the time of the deed due to court order of divorce of record in Davidson County, Tennessee Circuit Court Case No. 30424, dated June 25, 1958). Sam B. Campbell and Mattie B. Campbell later remarried in the late 1960's and were divorced again January 5, 1979 per Final Judgement in Davidson County Circuit Court Docket No. 90709 property was vested as Sam B. Campbell and Mattie Lee Campbell as tenants in common.

The said Sam B. Campbell having since died intestate on March 14, 2004. Per Affidavit of Heirship of Sam B. Campbell dated January 19, 2021, recorded 1-27, 2021 of record in Instrument No. 20210127-0011995, Register's Office for Davidson County, Tennessee, the heirs at law of Sam B. Campbell at the time of his death were Nigel Laurence Campbell, Rhonda Sanders, and Constance Madry.

The said Nigel Laurence Campbell having since died intestate on July 30, 2010. Per Affidavit of Heirship of Nigel Laurence Campbell dated January 13, 2021, recorded 1-27-, 2021, of record in Instrument No. 20210127-0011995, Register's Office for Davidson County, Tennessee. Heir at law of Nigel Laurence Campbell at the time of his death was his mother, Mattie L. Campbell.

The said Mattie B. Campbell having since died intestate on November 11, 2018. Per Affidavit of Heirship of Mattie B. Campbell dated January 13, 2021, recorded 1-27, 2021, of record in Instrument No. 20210127-0011996, Register's Office for Davidson County, Tennessee, heir at law of Mattie B. Campbell is Rhonda Sanders.

Title is vested in Rhonda Sanders as to a 83.33% undivided interest and Constance Madry as to a 16.67% undivided interest as surviving heirs at law of Mattie B. Campbell and Sam B. Campbell.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3813 Boatner Dr. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25 day of January, 2021.

Rhonda Sanders
Rhonda Sanders

Constance Madry
Constance Madry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rhonda Sanders and Constance Madry**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2021.

Cari Allen
Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021