Karen Johnson Davidson County
Batch# 583782 DEEDWARR
03/04/2021 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $994.56
20210304-0027966

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3898

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,800.00

Dennie A. Greer
Affiant

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of February, 2021

Sheila McCord
Notary Public

Commission Expires: 2/1/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Steven Menear and Sharon Rose Menear 2610 Paddle Wheel Drive Nashville, TN 37214	same as New owner	062-02-0A-030.00-CO

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, I/WE,

Anthony Angelo Campos, Patrick Curtis Campos, and Marisa Sieglinde Elrod

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Steven Menear and Sharon Menear, 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:

Land in Davidson County, Tennessee, being Unit No. 3B on the Plan of River Trace Estates, Phase 1, Section 1 of record in Plat Book 6250, Page (s) 996 and 997, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony Angelo Campos, Marisa Sieglinde Elrod, and Patrick Curtis Campos by Executor's Quitclaim deed from Anthony Campos, Executor of the Estate of Marianne C. Estes, deceased of record in Instrument No. 20190711-0067830 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on July 11, 2019.

Being also known as 2610 Paddle Wheel Drive 3B Nashville, Tennessee 37214.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2610 Paddle Wheel Drive, Nashville, TN 37214

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 so 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.

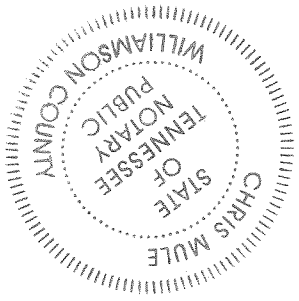
Dated this the 18 day of February, 2021.

Anthony Angelo Campos

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Anthony Angelo Campos** 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 official seal on this 18 day of February, 2021.



Notary Public
My Commission Expires: 12-11-23

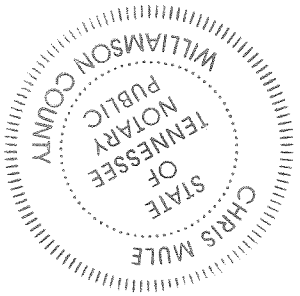
Patrick Curtis Campos

STATE OF TENNESSEE
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patrick Curtis Campos,** 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 official seal on this 18 day of February, 2021.

Notary Public
My Commission Expires: 12-1-23



Marisa Sieglinde Elrod
Marisa Sieglinde Elrod

STATE OF MISSISSIPPI
COUNTY OF RANKIN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marisa Sieglinde Elrod** 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 official seal on this 17th day of February, 2021.

Notary Public
My Commission Expires: July 26, 2023

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID = 113194
KAITLYN McNEELY
Commission Expires
July 26, 2023
RANKIN COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

