Karen Johnson Davidson County
Batch# 613847 DEEDWARR
04/13/2021 10:24:09 AM 3 pgs
Fees: $18.00 Taxes: $1,357.90
20210413-0048959

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $367,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 04/09/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11/5/24

KRYSTA LAIRD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-3590

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jermaine A. Maxwell	New owner	160-16-0C-069.00-CO
425 Old Towne Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Lydia Campbell, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jermaine A. Maxwell, a single man.

HEREINAFTER CALLED THE GRANTEE(S), 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. 69 on the Plan of a Horizontal Property Regime (Private Element) The Terraces at Brentwood Chase, (a Revision of Old Towne at Brentwood Chase), R20 Residential P.U.D as of record in Instrument 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lydia Campbell, a married woman by Warranty deed from Jodi F. Hamm, unmarried of record in Instrument No. 20180529-0051165 Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 29, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 425 Old Towne Drive, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on April 9, 2021}.

Lydia Campbell

Lydia Campbell

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.

STATE OF California

COUNTY OF Riverside

Personally appeared before me, a Notary Public of said County and State, Lydia Campbell, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 9, 2021. Lydia Campbell

Leslie Vargas

Notary Public

My Commission Expires: 01-25-2022

LESLIE VARGAS
COMM #2229301
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Commission Expires January 25, 2022

File #: 2021-3590

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

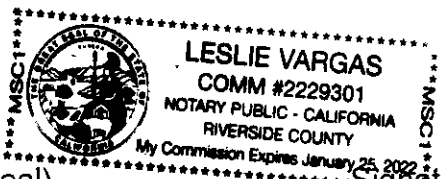
Brentwood, TN 37027

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.

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this 7th day of April, 2021, by Lydia Campbell,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Leslie Vargas