Karen Johnson Davidson County
Batch# 618538 DEEDWARR
04/20/2021 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $815.85
20210420-0052532

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $220,500.00.

Heather L Cox
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 16th day of April, 2021.

NOTARY PUBLIC

My commission expires: 3-7-25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joelton Investments, LLC (NAME)	New Owner (NAME)	02200006900
~~3517 Old Clarksville Pike~~ (ADDRESS)	100 Red Ink Drive (ADDRESS)	
~~Joelton, TN 37080~~	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Linda J. Campbell,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joelton Investments, LLC, a Tennessee limited liability company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Located in the 14th Civil District Of Davidson County, Tennessee, in the Town of Joelton described according to a survey made by J. R. Scott, Surveyor, dated April 20, 1956, as follows:

Beginning at a stake in the south right-of-way of the Old Clarksville Highway, said stake being 25 ft. from the center line of said Highway and a corner to Fred G. Hostettler; thence with said Highway S 75 deg. E 110 feet to a stake, corner to Robert D. Anderson and wife, Nona Kate Anderson; thence S 11-1/2 deg. W 300 ft. to a stake at a fence, a corner to said Anderson's line; thence N 75 1/2 deg. W 94 ft. to a stake corner to Robert D. Anderson in Fred D. Hostettler' s line; thence with fence and Hostettler's line N 2 deg. E 110 ft.; N 11 1/2 deg. E 194 ft. to the beginning .

BEING the same property conveyed to Dwight W. Campbell and wife, Linda J. Campbell, from The Bank of Goodlettsville, a Tennessee banking corporation, by Warranty Deed dated April 4, 1984, filed of record on April 6, 1984, in Book 6265, page 862, in the Register's Office for Davidson County, Tennessee.

FURTHER, being the same property conveyed to Linda J. Campbell, pursuant to Paragraph 2 of the Final Decree of Divorce, in the case of Dwight W. Campbell v. Linda J. Campbell, Case Number 96D-199, said Decree being entered on the 12th day of May, 1997, in the Fourth Circuit Court for Davidson County, Tennessee, from Dwight W. Campbell by Quitclaim Deed dated May 13, 1997, filed of record on August 19, 1997, in Book 10573, page 711, in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor.

This property is __unimproved _X_improved property known as: 3517 Old Clarksville Pike, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 16th day of April, 2021.

Linda J. Campbell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda J. Campbell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of April, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024