WARRANTY DEED

Karen Johnson Davidson County
Batch# 644042 DEEDWARR
05/25/2021 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20210525-0071035

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2021

STATE OF New Jersey
COUNTY OF Morris

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Colin Wilson	Colin Wilson	Parcel ID: 105-05-0K-002.00-000
(NAME) 1315 Wade Avenue	(NAME) 1315 Wade Ave	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicholas Campbell and Sarah Campbell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colin Wilson**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 2 of The Edge at Belmont Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Edge at Belmont Townhomes, a Horizontal Property Regime, of record in Instrument Number 20140617-0052717, as amended in Instrument No. 20150723-0072385, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997, by Warranty Deed from Brian C. Szklarski and Penny Szklarski, Husband and Wife dated September 20, 2018 recorded September 25, 2018, of record as Instrument No. 20180925-0094734 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nicholas Campbell and Sarah Campbell, husband and wife, by Warranty Deed dated June 29, 2020 from Clifford S. Mar and Debbie A. Mar, Trustees of the Mar Family Trust, dated July 17, 1997 and amended April 08, 2013, recorded July 06, 2020, of record as Instrument No. 20200706-0072177 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1315 Wade Avenue, Nashville, TN 37212

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 our hands this 21 day of MAY, 2021

Nicholas Campbell

Sarah Campbell

STATE OF NEW JERSEY

COUNTY OF MORRIS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nicholas Campbell and Sarah Campbell, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of May, 2021.

Notary Public

KARL FORTSCH
NOTARY PUBLIC OF NEW JERSEY
ID #24239
MY COMMISSION EXPIRES NOV 26, 2021

My Commission Expires: 11-26-2021

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY