Karen Johnson Davidson County Batch# 652321 DEEDWARR 06/09/2021 09:35:07 AM 2 pgs Fees: $13.00 Taxes: $2,608.50 20210609-0077208	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$705,000.00.** Affiant Subscribed and sworn to before me, this the 8th day of June, 2021. Notary Public My commission expires: 2/24/23 (AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
WILLIAM BAILEY KERBY, III AND MALLORIE FLETCHER KERBY	Amcris Bank	160-12-0-140.00
609 Spring House Court	1800 Parkway Place, Ste. 820	
Brentwood, TN 37027	Marietta, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNE H. FERRELL, formerly known as Anne Holiday Campbell, a married woman**

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

WILLIAM BAILEY KERBY, III AND MALLORIE FLETCHER KERBY, 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:

Land in Davidson County, Tennessee, being Lot No. 101, as shown on the map entitled the Plan of Phase 2, Hearthstone, of record in Plat Book 5200, page 323 and amended in Book 6252, page 422, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GARY K. CAMPBELL A/K/A GARY KEITH CAMPBELL AND ANNE H. CAMPBELL A/K/A/ ANNE HOLIDAY CAMPBELL , by deed from SHEILA ANNE HERRING, MARRIED, of record in Instrument No. 20040813-0097946, dated July 27, 2004, said Register's Office. Being further conveyed to ANNE HOLIDAY CAMPBELL, by quitclaim deed from GARY KEITH CAMPBELL, of record in Instrument No. 20110810-0061812, dated August 10, 2011, said Register's Office. Anne Holiday Campbell having since married Andrew C. Ferrell; Anne Holiday Campbell is now known as Anne H. Ferrell.

The undersigned, Andrew C. Ferrell, spouse of Anne H. Ferrell, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 609 Spring House Ct, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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/our hand(s) this 8th day of June, 2021

ANNE H. FERRELL

ANDREW C. FERRELL

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, ANNE H. FERRELL AND HUSBAND, ANDREW C. FERRELL, 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, at office, this 8th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 5-9-2023

