RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

When recorded, return to:
GreenVue Title & Escrow LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215
File Number: N 40775

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-12022-RL-s

Karen Johnson Davidson County
Batch# 655446 DEEDWARR
06/11/2021 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20210611-0079132

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Subscribed and sworn to before me, this the 3rd day of June, 2021.

Notary Public
My Commission Expires: 5.9.2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Terese Irlmeier 921 Ilawood Drive Nashville, TN 37211	Rebecca Terese Irlmeier 921 Ilawood Drive Nashville, TN 37211	162 13 0 193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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,

Robert J. Campbell and Sabrina Campbell, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Rebecca Terese Irlmeier, an unmarried woman, hereinafter called the Grantee(s), his/her/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 Lot 59A, Zone Lot Division, Lot 59, Dreamland Estates, Southeast, Section 2, as shown on plat of record in Plat Book 5200, Page 648, amended in Plat Book 6250, Page 808, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Robert J. Campbell, Unmarried, by Warranty Deed from William D. Rawls, Unmarried, of record in Instrument No. 20061004-0122842, in the Register's Office of Davidson County, Tennessee, dated September 29, 2006 and recorded on October 04, 2006.

This is improved property located at: **921 Ilawood Drive, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year **2021** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of June, 2021.

GRANTOR:

Robert J. Campbell

Sabrina Campbell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert J. Campbell and Sabrina Campbell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of June, 2021.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.7.21 (date of document).

E Prophet

Affiant Signature

6.7.2021

Date

State of Tennessee

County of

Sworn to and subscribed before me this 7 day of June, 2021

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: 7/5/2021

Notary's Seal

