Karen Johnson Davidson County
Batch# 655561 DEEDWARR
06/11/2021 03:04:30 PM 4 pgs
Fees: $23.00 Taxes: $795.50
20210611-0079284

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

36327

39-B
File #21-1379

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Trevor Noble Campell and Yuina Nunokawa Campbell (incorrectly conveyed at Yuina Nukokawa Campbell, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Chelsea L. Raque, single**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit H-5, Westchester Condominiums, as established under Master Deed of record in Instrument 20070607-0068596, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Trevor Noble Campell and Yuina Nunokawa Campbell (incorrectly conveyed at Yuina Nukokawa Campbell), husband and wife, their heirs and assigns by Quit Claim deed from Liane A. Moneta Unmarried of record in Instrument No. 20200609-0059297 Register's Office for Davidson County, Tennessee, dated June 5, 2020 and recorded on June 9, 2020.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2831 Hillside Drive #H-5, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Chelsea L. Raque
2831 Hillside Drive #H-5
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT
First Community Mortgage
262 Robert Rose Dr #200
Murfreesboro, TN 37129

TAX MAP-PARCEL #:
104-10-0N-029.00

WITNESS THE EXECUTION HEREOF this 8th day of June, 2021.

Trevor Noble Campell

Trevor Noble Campell

State of California
County of _____

On this 8th day of June, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Trevor Noble Campell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary Public

My Commission Expires: _____ See attached

State of California
County of _____

Yuina Nunokawa Campbell by Trevor Noble Campbell her attorney in Fact

Yuina Nunokawa Campbell by Trevor Noble Campbell, Her Attorney in Fact

On this the 8th day of June, 2021 before me personally appeared Trevor Noble Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Yuina Nunokawa Campbell, acknowledged that such person executed the same as the free act and deed of Yuina Nunokawa Campbell.

_____
Notary Public

My Commission Expires: _____ See attached

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 215,000.00.**

Beth Brock
Affiant

Sworn and subscribed before me on this the 8th day of June, 2021.

Eileen K. Hopkins
Notary Public

My Commission Expires: 10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

CALIFORNIA JURAT

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 Santa Cruz }

Subscribed and sworn to (or affirmed) before me on this 8th (Date) day of June (Month), 2021 (Year)

by Trevor Noble Campbell and Trevor Noble Campbell

Name of Signers

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

Signature: _____

Signature of Notary Public

REGINA VAN HECKE
Notary Public - California
Santa Cruz County
Commission # 2242579
My Comm. Expires May 22, 2022

Seal
Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 06/08/2021

Number of Pages: _____

Signer(s) Other Than Named Above: _____

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

