Karen Johnson Davidson County
Batch# 656819 DEEDWARR
06/15/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20210615-0080397

WARRANTY DEED

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Q. Campbell	Wilson Bank & Trust	097 08 0 014.00
(NAME)	(NAME)	
4004 Lake Parkway	623 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37088	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Edward L. Stubbs and Debbie Stubbs, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Eric Q. Campbell and Curletha D. Campbell, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 36, on the plan of Lake Park, Section 1, of record in Plat Book 4175, Page 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward L. Stubbs, unmarried by Warranty Deed from Wesley B. Townson and wife, Debra S. Townson, dated 08/30/1996 and recorded 09/03/1996, of record in Book 10176, Page 297, Register's Office for Davidson County, Tennessee. Edward L. Stubbs having since married.

Debbie Stubbs, spouse of Edward L. Stubbs, joins in the execution of this instrument for the purpose of conveying any marital interest she may have to the property described above.

This conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4175, Page 134 and 135, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 4429, Page 577, and Amendment recorded as Book 4516, Page 751, Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, Inc., of record in Book 4669, Page 746, in the Register's Office for Davidson County, Tennessee; Charter of Lake Park Homeowners Association, Inc., of record in Book 9949, Page 538, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4004 Lake Parkway, ~~Nashville, TN 37207~~ Hermitage, TN 37065
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 10 day of JUNE, 2021.

Edward L. Stubbs

Edward L. Stubbs

Debbie Stubbs

Debbie Stubbs

State of Maryland
County of MONTGOMERY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward L. Stubbs and Debbie Stubbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 10 day of June, 2021.

Notary Public:
My Commission Expires: 10 · 08 · 2023

MICHAEL ANTHONY CAIRO
Notary Public-Maryland
Montgomery County
My Commission Expires
October 08, 2023

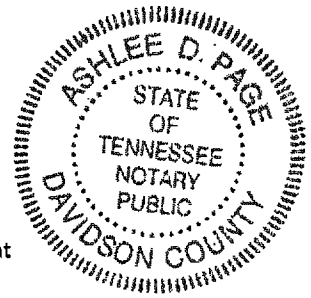
RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202106150080397

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022