Karen Johnson Davidson County
Batch# 686745 DEEDWARR
07/30/2021 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210730-0102525

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 27th day of July, 2021.

Notary Public

My commission expires: 10-21-2024

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine M. Sabater	**Cardinal Financial Company,**	**05010021800**
200 Fawnwood Ct	**3701 Arco Corporatte Drive, Suite 200**	
Nashville, TN 37207	**Charlotte, NC 28273**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Jacquelyn Woods Campbell, appearing as Member of Hudson Harrison, LLC, a Tennessee limited liability company

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

Catherine M. Sabater, as Trustee of the Cathy Sabater Trust, dated May 14, 2019

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:

Land in Davidson County, Tennessee, being Lot No. 149B, on the Plan of Zone Lot Division, Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152, Revision to Section Four, Chesapeake Homes, of record in Book 6250, Page 932, as amended in Book 6250, Page 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Jacquelyn Woods Campbell, appearing as Member of Hudson Harrison, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Jacquelyn Woods Campbell, dated December 4, 2015, of record in Instrument No. 20160104-0000250, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 200 Fawnwood Ct, Nashville, TN 37207.

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 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 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.

Hudson Harrison LLC, a Tennessee Limited
Liability Company

By: Jacquelyn Woods Campbell Date: 7/27/2021
Jacquelyn Woods Campbell, Sole Member

Jacquelyn Woods Campbell Date: 7/27/2021
Jacquelyn Woods Campbell, individually

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jacquelyn Woods Campbell, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of July, 2021.

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

STATE OF TN

COUNTY OF SUMNER

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jacquelyn Woods Campbell, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be the Sole Member of Hudson Harrison LLC, a Tennessee Limited
Liability Company, the within named bargainor, and as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Jacquelyn Woods Campbell as such Sole Member and attesting the same.

Witness my hand and official seal at office, on this 27th day of July, 2021.

D Paulsson
Notary Public

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Commission Expires: 10-21-2024

Certificate of Authenticity

I, Kristen Traini, 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

7/27/2021.
Date

Affiant Signature

7-27-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27th day of July, 2021.

Notary's Signature

My Commission Expires: 10-21-2024
Date

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER