Name and Address of New Owner:
Gwendolyn N. Campbell
3229 Panorama Drive
Nashville, TN 37218

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 715540 DEEDWARR
09/14/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20210914-0123221

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 08008007800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Theodore Gentry and wife, Gwendolyn Gentry**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gwendolyn N. Campbell, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

THE FOLLOWING REAL PROPERTY SITUATED IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEING LOT NO 274 ON THE PLAN OF BORDEAUX GARDENS, SECTION I, AS OF RECORD IN BOOK 3300, PAGE 91, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT FRONTS 55 FEET ON THE WESTERLY SIDE OF PANORAMA DRIVE AND RUNS BACK 129.25 FEET ON THE SOUTHERLY LINE AND 133.4 FEET ON THE NORTHERLY LINE TO A DEADLINE IN THE REAR ON WHICH IT MEASURES 55.13 FEET.

BEING THE SAME PROPERTY CONVEYED TO THEODORE GENTRY AND WIFE, GWENDOLYN GENTRY, BY WARRANTY DEED FROM WILLIAM J. VANDYGRIFF AND WIFE, NANCY JEAN VANDYGRIFF, RECORDED ON AUGUST 4, 1970, OF RECORD IN BOOK 4436, PAGE 209, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 3229 PANORAMA DR., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of September, 2021.

Theodore Gentry (SEAL)

Gwendolyn Gentry (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of September, 2021, before me personally appeared Theodore Gentry and Gwendolyn Gentry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of September, 2021.

Notary Signature
My commission expires:

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $158,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of September, 2021.

Notary Public
My commission expires:
File No. 2021-2884

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Tennessee Certification of Electronic Document

I, John A. Bell Jr, 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 Sept. 10, 2021 (date of document).

Affiant Signature

Sept. 10, 2021
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 10 day of Sept., 2021.

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary's Signature

MY COMMISSION EXPIRES: 01-06-2025

NOTARY'S SEAL