WHEN RECORDED RETURN TO:
Momentum Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 10-14200-RL-b

Karen Johnson Davidson County
Batch# 736403 DEEDWARR
10/14/2021 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20211014-0138257

Warranty Deed

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $319,000.00. Affiant Subscribed and sworn to before me, this the 12th day of October, 2021. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica Larsen	New Owner(s)	059 14 0 101.00
3813 Boatner Drive		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **SUN VALLEY PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSICA LARSEN, 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 No. 7 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Registers Office for said County.

Said Lot No. 7 fronts 75 feet on the Southwesterly margin of Boatner Drive and runs back between parallel lines, 140 feet to a line in the rear.

Being the same property conveyed to Sun Valley Properties, LLC, by Warranty Deed from Rhonda Sanders & Constance Madry, of record in Instrument No. 20210127-0011997, in the Register's Office of Davidson County, Tennessee, dated January 25, 2021 and recorded on January 27, 2021.

Being the same property conveyed to Sam B. Campbell and wife, Mattie B. Campbell, by Warranty Deed from William O. Simpkins and Wife, Doreene Simpkins, of record in Book 3941, Page 451, in the Register's Office of Davidson County, Tennessee, dated September 29, 1965 and recorded on September 30, 1965. Marital status of Sam B. Campbell and Mattie B. Campbell was erroneously listed as married in this conveyance deed. Sam B. Campbell and Mattie B. Campbell were actually unmarried at the time of the deed due to court order of divorce of record in Davidson County, Tennessee Circuit Court Case No. 30424, dated June 25, 1958). Sam B. Campbell and Mattie B. Campbell later remarried in the late 1960's and were divorced again January 5, 1979 per Final Judgement in Davidson County Circuit Court Docket No. 90709 property was vested as Sam B. Campbell and Mattie Lee Campbell as tenants in common.

The said Sam B. Campbell having since died intestate on March 14, 2004. Per Affidavit of Heirship of Sam B. Campbell dated January 19, 2021, recorded January 27, 2021 of record in Instrument No.20210127-0011995, Register's Office for Davidson County, Tennessee, the heirs at law of Sam B. Campbell at the time of his death were Nigel Laurence Campbell, Rhonda Sanders, and Constance Madry.

The said Nigel Laurence Campbell having since died intestate on July 30, 2010. Per Affidavit of Heirship of Nigel Laurence Campbell dated January 13, 2021, recorded January 27, 2021, of record in Instrument No 20210127-0011995, Register's Office for Davidson County, Tennessee.

Heir at law of Nigel Laurence Campbell at the time of his death was his mother, Mattie L. Campbell.

The said Mattie B. Campbell having since died intestate on November 11, 2018. Per Affidavit of Heirship of Mattie B. Campbell dated January 13, 2021, recorded January 27, 2021, of record in Instrument No. 20210127-001196, Register's Office for Davidson County, Tennessee, heir at law of Mattie B. Campbell is Rhonda Sanders.

Title is vested in Rhonda Sanders as to a 83.33% undivided interest and Constance Madry as to a 16.67% undivided interest as surviving heirs at law of Mattie B. Campbell and Sam B. Campbell.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3813 Boatner Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of October, 2021.

Sun Valley Properties LLC, a Tennessee Limited Liability Company

By: _____
J. Brandon Miller, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Brandon Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Sun Valley Properties LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 12th day of October, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

_____
Notary Public

My Commission Expires: 3/3/25

Certificate of Authenticity

I, **HADLEY ROPER** , do hereby make oath that I am 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 10-12-2021.

Hadley Roper
Affiant Signature

10-13-2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10/13/2021.

Lambrecht
Notary's Signature

My Commission Expires: **10/23/2023**

Notary's Seal

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY