WARRANTY DEED

Karen Johnson Davidson County
Batch# 753126 DEEDWARR
11/10/2021 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,860.36
20211110-0150482

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $502,800.00

Jill Leigh Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF November, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/12/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-899

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jill Leigh Campbell	Same	146 08 0 134.00
(NAME) 4913 Timberhill Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Johnny Dailey and Sonya Michelle Dailey, husband and wife** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Jill Leigh Campbell, an unmarried woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Section Five, Crieve Hall Estates of record in Plat Book 2133, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Johnny Dailey and Michelle Dailey, husband and wife, by Warranty Deed from Joey Sebina Marston, unmarried, of record in Instrument No. 20190502-0040679, in the Register's Office of Davidson County, Tennessee, dated May 01, 2019 and recorded on May 02, 2019. Also see Name Affidavit of record in Instrument No. 20190829-0087045, Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2022 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 4913 Timberhill Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 5th day of November, 2021.

GRANTOR:

Johnny Dailey

Sonya Michelle Dailey

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Johnny Dailey and Sonya Michelle Dailey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 5th day of November, 2021.

Notary Public

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

My Commission Expires: 9/2/24

I, Sheri Engel, 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 this 5th day of November, 2021

Sheri Engel

Dated 11/5/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Engel who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 5th day of November, 2021

My commission expires: 2/12/23

Notary Public

