Karen Johnson Davidson County
Batch# 784477 DEEDWARR
01/04/2022 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $4,602.80
20220104-0001417

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF New York) COUNTY OF Kings) The actual consideration or value, whichever is greater, for this transfer is: $1,244,000.00 Affiant Subscribed and sworn to before me, this 22 day of December 2021. SHLOMA FELDMAN NOTARY PUBLIC-STATE OF NEW YORK No. 01FE6409381 Qualified in Kings County My Commission Expires 09-28-2024 Notary Public My Commission Expires: 9/28/2024

WARRANTY DEED

Address New Owner: Jordan & Jessica Anderson 1417 Eastland Ave Nashville, TN 37206	Send Tax Bills to: FBC Mortgage, LLC 189 S. Orange Ave, Suite 907 Orlando, FL 32801	Tax Information: Tax Parcel ID No. 083-05-0-378.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW DOLAN CAMPBELL, MARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JORDAN ANDERSON AND JESSICA ANDERSON, MARRIED** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Attached as Exhibit A

This is improved property commonly known as: **1417 Eastland Ave, Nashville, TN 37206**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

This Property was not the primary residence of the Grantor's spouse.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22 day of Dec, 2021.

Matthew Dolan Campbell

MATTHEW DOLAN CAMPBELL

STATE OF New York)
)
COUNTY OF Kings)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MATTHEW DOLAN CAMPBELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of December 2021.

SHLOMA FELDMAN
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in Kings County
01FE6409381
MY COMMISSION EXPIRES 09/28/2024

Notary Public
My Commission Expires: 9/28/2024

EXHIBIT A

Land in Davidson County, Tennessee, being the Westerly 75 feet of the Southerly 250 feet of Block 2 on the Plan of T. P. Weakley's Subdivision of Blocks 1, 2 and 3 of record in Plat Book 161, Page 105, which corrected Plan is of record in Book 421, Page 50 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of said Block fronts 75 feet on the Northerly side of Eastland Avenue and runs back between parallel lines 250 feet to a proposed alley.

Being the same property conveyed to Matthew Dolan Campbell, unmarried by Warranty deed from Zachary Glenn Harris and wife, Claire Rutter Harris of record in Instrument No. 201612080129216 Register's Office for Davidson County, Tennessee, dated December 07, 2016 and recorded on December 08, 2016.

Certificate of Authenticity

I, Jamika Jones, 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 12/22/2021.

Date

Jamika Jones
Affiant Signature

12/29/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 29th day of DECEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY