Karen Johnson Davidson County
Batch# 800774 DEEDWARR
02/04/2022 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220204-0013495

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of January, 2022.

Notary Public

My commission expires:

LAURA ELIZABETH MATHIS NOTARY PUBLIC TENNESSEE STATE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jane Campbell and Brett Baier	New Owner	091-13-0A-014.00
5922 Obrien Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Stacy Lynn Langley, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jane Campbell and Brett Baier, a married couple

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 14 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Master Deed and Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes.

Being the same property conveyed to Virginia B. Langley, unmarried by Warranty Deed from Action Construction of TN, Inc., a Tennessee Corporation of record in Instrument No. 20091202-0110327, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Stacy Lynn Langley by Quitclaim Deed from Virginia B. Langley, unmarried of record in

Instrument No. 20150424-0036840, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Virginia B. Langley by Quitclaim Deed from Stacy Lynn Langley of record in Instrument No. 20160527-0053938, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Lisa M. Fitts, unmarried by Warranty Deed from Virginia B. Langley, an unmarried woman of record in Instrument No. 20170712-0070151, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Stacy Lynn Langley, unmarried by Quitclaim Deed from Lisa M. Fitts, unmarried of record in Instrument No. 20201208-0142124, Register's Office for Davidson County, Tennessee. The said Stacy Lynn Langley having since married.

Grantor's spouse has never resided on the property as her primary residence.

This is improved property known as **5922 Obrien Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of January, 2022.

Stacy Lynn Langley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Stacy Lynn Langley, the bargainor(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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of January, 2022.

Notary Public
My Commission Expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

SolomonParks File No. 21-000415-524

SP 11/2015

Certificate of Authenticity

I, Tonya Loftin, 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 **January 24, 2022**.

Date

Tonya Loftin
Affiant Signature

January 26, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 26th day of January, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)