Karen Johnson Davidson County
Batch# 801018 DEEDWARR
02/07/2022 11:30:07 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20220207-0013807

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4 DAY OF Feb, 2022.

NOTARY PUBLIC
My Commission expires: Jan 8 2024

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 22010003

Address of New Owner	Send Tax Bills To:	Tax Information:
Keyne Jean Leopold Hsu Villert and Amanda Leigh Zuckerman 627 Eastboro Drive Nashville, TN 37209	Same	091-09-4C-001.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Lwanda Sue Bull, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Keyne Jean Leopold Hsu Villert and Amanda Leigh Zuckerman,** hereinafter called the **GRANTEES** herein, his/her/their heirs and assigns, the following described tract or parcel of land in Davidson County, Tennessee, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, and being known and designated as all of Unit No. 627, as further described in the Declaration of Covenants, Conditions, and Restrictions for Homes at 625 Eastboro Drive, a Horizontal Property Regime with Private Elements and the Exhibits attached thereto, and as amended in Instrument No. 20180411-0034161, Register's Office for Davidson County, Tennessee, establishing a private element horizontal property regime for 625 Eastboro Drive, a planned unit development established pursuant to Chapter 27 of Title 66, Tennessee Code Annotated Et Seq., and of record in Instrument No. 20170407-0034266, Register's Office for Davidson County, Tennessee, together with the Common Area, Common Elements and Limited Common Elements related thereto, to which Declaration and Exhibits specific reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Hiram Campbell and wife, Annie M. Campbell, by Warranty Deed from Joe V. Dobbs and wife, Ruby S. Dobbs, dated 05/14/1956 and recorded on 05/22/1956 at Book 2539, Page 463, Register's Office for Davidson County, Tennessee. Hiram Campbell having since died on or about 05/03/1966, leaving Annie M. Campbell as the surviving tenant by entirety. Annie M. Campbell having since died intestate on or about 01/20/2003, property vested in her heirs at law: Bernadine Taylor, Dwanda Hill, Nelson Campbell, and Rita LaRue Callis (see Affidavits of Heirship of record in Instrument No. 20030415-0050253, and Instrument No. 20030415-0050254, RODCT). Further being part of the same property conveyed to Dwanda Hill and husband, John Hill, by Quitclaim Deed from Bernadine Taylor, Rita LaRue Callis, Nelson Campbell and Dwanda Hill, dated 04/14/2003 and recorded on 04/15/2003 in Instrument No. 20030415-0050252, RODCT. John Hill having since

died on or about 04/15/2004, leaving Dwanda Hill (aka Dwanda Lee Hill) as the surviving tenant by entirety. Further being part of the same property conveyed to Lwanda Bull by Quitclaim Deed from Dwanda Lee Hill dated 07/16/2006 and recorded on 11/09/2006 in Instrument No. 20061109-0139296, RODCT. Further being part of the same property conveyed to Lwanda Sue Bull, and Brandon Owen Bull and Hope A. Bull, husband and wife, as tenants in common with right of survivorship, by Quitclaim Deed from Lwanda Bull dated 06/09/2017 and recorded on 06/14/2017 in Instrument No. 20170614-0059460, RODCT. Further being part of the same property conveyed to Lwanda Sue Bull by Quitclaim Deed from Hope A. Bull and husband, Brandon Owen Bull, dated 11/30/2017 and recorded on 12/14/2017 in Instrument No. 20171214-0127335, RODCT.

This is property generally located:
627 Eastboro Drive, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2022 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 161, Page 135, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions and Restrictions of Homes at 625 Eastboro Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170407-0034266 and amended in Instrument No. 20180411-0034161, said Register's Office.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Lwanda Sue Bull** has/have caused this instrument to be executed, this the 3 day of February, 2022.

Lwanda Sue Bull

Lwanda Sue Bull

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Lwanda Sue Bull,** 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.

This the 3 day of February, 2022.

My commission Expires: 8.27.22

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY