Karen Johnson Davidson County
Batch# 802895 DEEDWARR
02/09/2022 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20220209-0015139

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson FLE

The actual consideration or value, whichever is greater, for this transfer is $220,000.00

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022

Notary Public
My commission expires: 3-13-22

LAURA ELIZABETH MATHIS NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE STATE OF

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hannah Purdy	**New Owner**	**081150C00500CO**
1511 B 21st Ave N		
Nashville, TN 37208		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Isabella G Frazier, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HANNAH ELAINE PURDY, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1511B, on the Plan of 1509 21st Avenue North Townhomes, of record in Instrument No. 20180907-0088751, Register's Office for Davidson County, Tennessee. to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Isabella G. Frazier, by Warranty Deed from Anchored Developments, LLC, a Tennessee limited liability company, dated September 16, 2019, of record in Instrument No. 20190917-0094146, in the Register's Office for Davidson County, Tennessee. Isabella G Frazier has since married and is now known as Isabella G Campbell. Zachary T Campbell conveys any and all interest whether marital or otherwise that he has in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 1511 B 21st Ave N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant

with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Bella Campbell Date: 1/14/22
Isabella G Campbell

Zach Campbell Date: 1/14/22
Zachary T Campbell

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Isabella G Campbell and Zachary T Campbell, the within named Grantor(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.

Witness my hand, at office, this 14 day of January, 2022.

MEGAN SKEA MILLSAP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 8.19.24

Certificate of Authenticity

I, **Doné Oglesby**, 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 14, 2022**.

Date

Affiant Signature

01/20/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** day of **January**, 20**22**.

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

202202090015139