Karen Johnson Davidson County
Batch# 825714 DEEDWARR
03/21/2022 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,776.00
20220321-0032324

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20226556

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$480,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

MB
Affiant

Sworn to and subscribed before me this 11th day of March, 2022.

BETH THOMAS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires October 02, 2023

Beth Thomas
Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

THIS INDENTURE, made this 11th day of March, 2022, among:

EUGENE CAMPBELL AND SHERRY CAMPBELL, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KURT LOCKHART AND ANNA LOCKHART, husband and wife

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Tract I:
Land in the 13th Civil District of Davidson County, Tennessee, being the northwesterly part of Lot No. 32 and the Southeasterly part of Lot No. 33 on the map of Resha Heights, not of record, described according to a survey thereof made by Watkins and Murray, Surveyors, June 28, 1947, as follows:

Beginning at a point in the northeasterly margin of State Highway No. 112, 212 feet northwesterly from the northwest corner of said State Highway No. 112 and Hamilton Road; thence with the northeasterly margin of said State Highway, North 57 deg. West 50 feet to a point 29.4 feet southeasterly from the common corner of Lots Nos. 33 and 34 on said map, northeasterly 165 feet to a point in the southwesterly margin of a 10 foot alley, said point being 32 feet southeasterly from the northwest corner of said Lot No. 33; thence with the southwesterly margin of said alley, southeastwardly 50 feet to the northwest corner of a part of Lot No. 32 conveyed to C. G. McKee and wife, by deed from H.G. Phillips and wife, of record in Book 1627, page 493, Register's Office for said County; thence with McKee's northwestern boundary line, southwestwardly 165 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM is a 50 foot strip across the front of said lot which vested in the State of Tennessee by Final Judgment

in condemnation suit of record in Book 6958, page 401, in said Register's Office, for the widening of Clarksville Pike.

Being the same property conveyed to Eugene Campbell and wife, Sherry Campbell by deed from Farris D. Snoddy, a widow, dated May 4, 1992, of record in Book 8617, page 879, Register's Office for Davidson County, Tennessee.

Tract II:
A parcel of land in the Second Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being part of the southeasterly 12 feet of Lot No. 32 of the Resha Lot as shown on the Map of "Resha Heights" of record in Book 1424, page 110, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 85-009, Work Order 5888, dated October 1, 1998 as follows:

Beginning at an iron pin (new) on the northeasterly right-of-way margin of Clarksville Pike, (U.S. 41-A, State Route 12); said being located at the westerly property corner of the Humble Oil & Refining Company of record in Deed Book 4474, page 30, Register's Office for Davidson County, Tennessee; said pin also being the easterly property corner of Eugene Campbell and wife, Sherry Campbell of record in Deed Book 8617, page 879, said Register's Office; thence,

1. Leaving said northeasterly right-of-way margin and with the common property line between Humble Oil & Refining Company and the Eugene Campbell property, North 33°46'00" East, a distance of 158.50 feet to an iron pin (new) in the southwesterly margin of Alley No. 1025, a 20-foot alley, thence,

2. With the southwesterly margin of said Alley, South 57°00'00" East, a distance of 4.22 feet to an iron pin (new); thence,

3. With a line severing the Humble Oil & Refining Company property, South 33°46'00" West, a distance of 158.51 feet to an iron pin (new) on the northeasterly right-of-way margin of said Clarksville Pike; thence,

4. With the northeasterly right-of-way margin of said Clarksville Pike, North 56°51'15" West, a distance of 4.22 feet to the Point of Beginning and containing 669 square feet or 0.0154 acres, more or less as calculated by the above Courses and distances.

Being the same property conveyed to Eugene Campbell and wife, Sherry Campbell by deed from Exxon Mobil Corporation, a New Jersey corporation, successor in interest to Humble Oil & Refining Company, dated January 6, 2000, of record in Instrument No. 20010706-0072189, Register's Office for Davidson County, Tennessee.

This property being known as 3228 Clarksville Pike, Nashville, TN 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Eugene Campbell

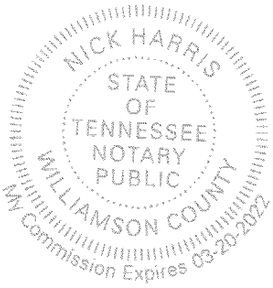
Sherry Campbell

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Eugene Campbell and Sherry Campbell, the within named 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.

Witness my hand and official seal this 11th day of March, 2022.

Notary Public
My Commission Expires:_____



Owner Name & Property Address:

Name: Kurt Lockhart Anna Lockhart
Address: 3228 Clarksville Pike
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: Kurt + Anna Lockhart
Address: 6339 Charlotte Pike PMB 2044
City, State, Zip: Nashville, TN 37209

Tax ID: 070-13-042.00

Certificate of Authenticity

I, Nick Harris, 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 3/11/2022.

Date

Affiant Signature

3/11/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11 day of March, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY