WARRANTY DEED

Karen Johnson Davidson County
Batch# 844065 DEEDWARR
04/22/2022 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20220422-0046487

File No. DD-22-2294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Cynthia Campobasso
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2022

Notary Public

MY COMMISSION EXPIRES: 9/8/25
(AFFIX SEAL)

BROOKE SOBO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Campobasso and Cynthia Campobasso	New Owner	
(NAME)	(NAME)	118-01-0-460.00
1209B Dallas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Kevin Michael Perkins and Gwendolene Nicole Davis-Perkins, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael J.M. Campobasso and Cynthia P. Campobasso, husband and wife,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 34-B on the Plan of Zone Lot Division of Lot 34, Victoria Place of record in Plat Book 332, Page 10, as amended at Plat Book 6900, Page 541, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary B. Davis and Joe O. Davis, wife and husband by Warranty deed from Thomas Romines, unmarried of record in Instrument No. 20131112-0116616 Register's Office for Davidson County, Tennessee, dated November 08, 2013 and recorded on November 12, 2013. (Value of consideration shown in aforementioned deed $287,000.00.)

Being the same property conveyed to Kevin Michael Perkins and Gwendolene Nicole Davis-Perkins, husband and wife by Warranty deed from Mary B. Davis and Joe O. Davis, wife and husband of record in Instrument No. 20201116-0135123 Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 16, 2020.

This is improved property more commonly known as 1209B Dallas Avenue, Nashville, TN 37212.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 is 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.

Witness my/our hand this 13 day of April, 2022.

Kevin Michael Perkins

Gwendolene Nicole Davis-Perkins

STATE OF MA
COUNTY OF NORFOLK

On this 13 day of April, 2022, before me personally appeared Kevin Michael Perkins and Gwendolene Nicole Davis-Perkins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13 day of April, 2022.

Notary Signature
My commission expires: 31 JUL 2026

ROBERT BROOKS
MY COMMISSION EXPIRES
JULY 31, 2026
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on April 14, 2022.

Signature April 14, 2022.

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on April 14, 2022.

Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY