Karen Johnson Davidson County
Batch# 857498 DEEDWARR
05/18/2022 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20220518-0057230

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16831-DJ

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $655,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2022.

Notary Public
My Commission Expires: 3-3-26

CARSON ADAIR MOURAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gabe Campbell &Finley Yves Campbell and Carol Kaelin 2712 Overhill Circle Nashville, TN 37214	New Owner	095-04-0-227

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Mary C. Smith and husband, Kenneth E. Smith**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GABE CAMPBELL AND FINLEY YVES CAMPBELL, HUSBAND AND WIFE, AND CAROL KAELIN, MARRIED WOMAN**, hereinafter called the Grantee(s), 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 the westerly one-half of Lot No. 67 on the Plan of Bluefields, as of record in Book 843, page 16, of the Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 67 fronts 100 feet on the southerly side of Overhill Drive and runs back 215 feet on the easterly side and 220 feet on the westerly side, to a dead-line, and measures 124.65 feet at the rear.

Being the same property conveyed to Mary C. Smith and husband, Kenneth E. Smith by Warranty Deed from Robert W. Taylor and wife, Virginia Askew Taylor, dated October 29, 1999, recorded November 2, 1999, of record in Book 11728, page 399, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2712 Overhill Circle, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 10th day of May, 2022.

GRANTOR:

Mary C. Smith

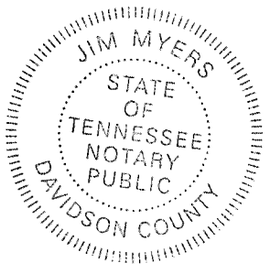
Kenneth E. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mary C. Smith and Kenneth E. Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of May, 2022.

Notary Public
My Commission expires: 11-6-2024



202205180057230

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 10, 2022.

Affiant Signature

05/10/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 10th day of May, 2022.

Notary Public

Notary's Seal:

