THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-04-231
Parcel ID: 118 06 0A 010.00

Karen Johnson Davidson County
Batch# 863138 DEEDWARR
05/26/2022 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220526-0061416

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Thomas Cowles 835 Battlefield Drive Nashville, TN 37211	**New Owner**	Map/Parcel 118 06 0A 010.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Wolfe Battlefield LLC, a Texas Limited Liability Company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Thomas Cowles, unmarried man,** ("Grantee") all of right, title and interest in and to that certain real property known as 835 Battlefield Drive, Nashville, TN 37204 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A Certain Condominium apartment in Davidson County, Tennessee, described as Unit No. 835 of Campbell Grove Condominiums (A Horizontal Property Regime), located in Nashville, Tennessee, as shown as Exhibit "A" to the First Amendment to Master Deed for Campbell Grove Condominiums, recorded in Book 6553, Page 486, said Register's Office, and described in a Master Deed recorded in Book 6400, Page 323 as amended in Book 6553, Page 486 and Book 8414, Page 856, said Register's Office, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and Regulations imposed upon and relating to the apartments, property, co-owners and tenants of Campbell Grove Condominiums, Condominium Apartments contained in the Master Deed recorded in Book 6400, Page 323 as amended in Book 6553, Page 486 and Book 8414, Page 856, and bylaws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Wolfe Battlefield LLC, a Texas limited liability company, by Quit Claim Deed from Jan Wolfe and Husband, Neile Wolfe, of record in Instrument No. 20160125-0006658, in the Register's Office of Davidson County, Tennessee, dated December 30, 2015 and recorded on January 25, 2016.

Being the same property conveyed to Jan Wolfe and Husband, Neile Wolfe, by Warranty Deed from Robert Shane Crocker, Unmarried, of record in Instrument No. 20120920-0085332, in the Register's Office of Davidson County, Tennessee, dated September 17, 2012 and recorded on September 20, 2012.

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; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 23rd day of May, 2022.

Wolfe Battlefield LLC, a Texas Limited Liability Company

By: _____
Jan O. Wolfe, Manager

STATE OF Texas
COUNTY OF Travis

Before me personally appeared Jan O. Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Wolfe Battlefield LLC, the within named bargainor, a Texas Limited Liability Company, and that such Jan O. Wolfe as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Texas Limited Liability Company as Manager.

Witness my hand and seal, at office in 19th, day of May, 2022.

_____
Notary Signature

Printed Name: Michaela J. Kelley-Richardson

My commission expires: 2-19-2025

MICHAELA J. KELLEY-RICHARDSON
Notary Public, State of Texas
Comm. Expires 02-19-2025
Notary ID 11360458

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 23rd day of May, 2022

_____
Notary Public
My commission expires: 5-5-2025

SARAH LILE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 5-20-22.

Affiant Signature

5-20-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of May, 2022

Notary Signature

My Commission Expires: 4-2-24

KRISTIN DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON