22-4430

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
Karen Johnson Davidson County Batch# 873633 **DEEDWARR** 06/17/2022 11:10:03 AM 9 pgs Fees: $48.00 Taxes: $1,110.00 20220617-0069595	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **300,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **06/01/2022** Notary Public MY COMMISSION EXPIRES: 1/28/26 (AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelvin Jenning Sun and Adrian Jenwan Sun	**Fairway Independent Mortgage Corporation ISAOA/ATIMA**	**053-06-0B-085.00**
(NAME) **505 Riverway Cove Lane**	(NAME) **4201 Marsh Lane**	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS) **Carrollton, TX75007**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joshua Campbell, Trustee of James M Campbell Profit Sharing Plan and Trust,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelvin Jenning Sun, a single man and Adrian Jenwan Sun, a single man, as tenants in common,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 38 on the Plan of Waterford Subdivision Phase 5B of record in [plat] Book 7900, page 838, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being the same property conveyed to James M Campbell Profit Sharing Plan Inc., James M. Campbell Sole Proprietor by Deed dated October 16, 2018 from James M. Campbell Pension

Plan, recorded October 16, 2018, in Instrument Number 20181016-0102492, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **505 Riverway Cove Lane, Nashville, TN 37138**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the 8TH day of **June, 2022**.

James M Campbell Profit Sharing Plan and Trust

Joshua Campbell, Trustee

STATE OF
COUNTY OF

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Joshua Campbell**, whom I am personally acquainted and who upon his oath acknowledged himself to be the Trustee and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the James M. Campbell Profit Sharing Plan and Trust

WITNESS my hand and official seal this _____ day of **June, 2022**.

NOTARY

MY COMMISSION EXPIRES: _____

Certificate Attached for California Notary Wording

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On June 8, 2022 before me, Vanessa Belmontes (Notary Public)
(insert name and title of the officer)

personally appeared Joshua Campbell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VANESSA BELMONTES
Notary Public - California
Orange County
Commission # 2371509
My Comm. Expires Aug 19, 2025

Signature _____ (Seal)

IN WITNESS WHEREOF, this instrument has been executed on this the 8th day of **June, 2022.**

Joshua J. Campbell, heir of James M. Campbell

STATE OF
COUNTY OF

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joshua J. Campbell**, with whom I am personally acquainted, or proved 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 official seal on this the _____ day of **June, 2022.**

NOTARY PUBLIC

My Commission Expires:

Certificate Attached for
California Notary Wording

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On June 8, 2022 before me, Vanessa Belmontes (Notary Public)
(insert name and title of the officer)

personally appeared Joshua J. Campbell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VANESSA BELMONTES
Notary Public - California
Orange County
Commission # 2371509
My Comm. Expires Aug 19, 2025

Signature _____ (Seal)

IN WITNESS WHEREOF, this instrument has been executed on this the 13th day of **June, 2022**.

Gregory W. Campbell, heir of James M. Campbell

STATE OF TN
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Gregory W. Campbell**, with whom I am personally acquainted, or proved 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 official seal on this the 13 day of **June, 2022**.

NOTARY PUBLIC

My Commission Expires: 10-26-25

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:
10-26-25

IN WITNESS WHEREOF, this instrument has been executed on this the 13 day of **June, 2022.**

Marcus E. Campbell, heir of James M. Campbell

STATE OF FL
COUNTY OF Seminole

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Marcus E. Campbell**, with whom I am personally acquainted, or proved 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 official seal on this the 13 day of **June, 2022.**

NOTARY PUBLIC

My Commission Expires:

ERIC CHIN
Notary Public - State of Florida
Commission # GG 325674
My Comm. Expires Aug 13, 2023
Bonded through National Notary Assn.

IN WITNESS WHEREOF, this instrument has been executed on this the 8th day of **June, 2022.**

Jared M. Campbell, heir of James M. Campbell

STATE OF California
COUNTY OF Orange

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Jared M. Campbell**, with whom I am personally acquainted, or proved 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 official seal on this the 8th day of **June, 2022.**

NOTARY PUBLIC

My Commission Expires:

VANESSA BELMONTES
Notary Public - California
Orange County
Commission # 2371509
My Comm. Expires Aug 19, 2025

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On June 8, 2022 before me, Vanessa Belmontes (Notary Public)
(insert name and title of the officer)

personally appeared Jared M Campbell,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VANESSA BELMONTES
Notary Public - California
Orange County
Commission # 2371509
My Comm. Expires Aug 19, 2025

Signature _____ **(Seal)**