This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
(931) 647-0677 phone

Karen Johnson Davidson County
Batch# 873815 DEEDWARR
06/17/2022 02:40:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20220617-0069829

# WARRANTY DEED

FOR AND IN 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, WE, **CHRIS CAMPBELL AND WIFE, DEBORAH CAMPBELL**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADEPT PROPERTIES, LLC, a Missouri Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS TO-WIT:

**LAND IN DAVIDSON COUNTY, TENNESSEE, ACCORDING TO A SURVEY BY STEVEN E. ARTZ AND ASSOCIATES, INC., 514 SOUTH BROWN STREET, SUITE 600, SPRINGFIELD, TN 371 72, MARCH 26, 2001, AS FOLLOWS:**

**BEGINNING AT AN IRON PIN (NEW) AT THE EASTERLY MARGIN OF GRAYS POINT ROAD (25 FEET FROM CENTERLINE), AND THE NORTHWEST CORNER OF A TRACT OF LAND WHICH BELONGS TO JAMES P. ERVIN, HAVING A DEED REFERENCE IN DEED BOOK 7874, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID MARGIN OF ROAD AS FOLLOWS: N 10 DEG. 51 MIN. 47 SEC. E, 158.82 FEET; THENCE N 08 DEG. 4 1 MIN. 38 SEC. E, 41.83 FEET TO AN IRON PIN (NEW), THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND A CORNER TO THE ABOVE DESCRIBED TRACT 1; THENCE WITH THE SOUTHERLY AND WESTERLY LINE OF SAID TRACT I AS FOLLOWS: S 60 DEG. 26 MIN. 16 SEC. E, 100.69 FEET TO AN IRON PIN (NEW); THENCE S 48 DEG. 45 MIN. 15 SEC. E, 185.23 FEET TO A FENCE POST COMER (OLD); THENCE S 87 DEG. 45 MIN. 09 SEC. E, 494.92 FEET TO AN IRON PIN (NEW); THENCE S 22 DEG. 06 MIN. 23 SEC. E, 1563.08 FEET TO AN IRON PIN (NEW) AT THE CENTER OF A CREEK, AND AT THE WESTERLY LINE OF A TRACT OF LAND WHICH BELONGS TO H.A. GILBERT, HAVING A DEED REFERENCE IN DEED BOOK 5179, PAGE 528, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID H.A. GILBERT AS FOLLOWS: S 34 DEG. 42 MIN. 59 SEC. E, 128.60 FEET; THENCE S 29 DEG. 15 MIN. 53 SEC. E, 49.75 FEET AT A COMMON CORNER TO SAID H.A. GILBERT AND A TRACT OF LAND WHICH BELONGS TO THOMAS COBBLE, HAVING A DEED REFERENCE IN DEED BOOK 4487, PAGE 885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE, LEAVING SAID CREEK WITH THE NORTHERLY LINE OF SAID THOMAS COBBLE, N 56 DEG. 06 MIN. 58 SEC. W, PASSING A WITNESS IRON PIN (NEW) AT 50.00 FEET, CONTINUING IN ALL 997.88 FEET TO AN IRON PIN (NEW) AT A COMMON CORNER TO SAID THOMAS COBBLE, AND A TRACT OF LAND WHICH BELONGS TO DONNA HOUSLEY, HAVING A DEED REFERENCE IN DEED BOOK 9136, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY LINE OF SAID DONNA HOUSLEY, N 37 DEG. 52 MIN. 11 SEC. E, PASSING A COMMON CORNER TO DONNA HOUSLEY AND A TRACT OF LAND WHICH BELONGS TO FERRIS REED, HAVING A DEED REFERENCE IN DEED BOOK 2798, PAGE 461, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CONTINUING IN ALL 363.00 FEET TO A**

**HICKORY TREE; THENCE WITH THE NORTHERLY LINE OF SAID FERRIS REED AS FOLLOWS: N 39 DEG. 18 MIN. 28 SEC. W, 243.78 FEET TO AN IRON PIN (NEW); THENCE N 50 DEG. 32 MIN. 06 SEC. W, 41.82 FEET TO AN IRON PIN (NEW) AT THE SOUTHEAST COMER OF A TRACT OF LAND WHICH BELONGS TO JAMES P. ERVIN, HAVING A DEED REFERENCE IN DEED BOOK 7874, PAGE 325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY AND NORTHERLY LINE OF SAID JAMES P. ERVIN AS FOLLOWS: N 04 DEG. 22 MIN. 21 SEC. E, 439.89 FEET TO AN IRON PIN (NEW); THENCE N 87 DEG. 45 MIN. 09 SEC. W, 494.92 FEET TO A FENCE POST CORNER (OLD); THENCE N 68 DEG. 27 MIN. 32 SEC. W, 204.43 FEET TO THE POINT OF BEGINNING, CONTAINING 11.81 ACRES, MORE OR LESS.**

**THIS BEING THE SAME PROPERTY CONVEYED UNTO CHRIS CAMPBELL BY QUITCLAIM DEED FROM JASON WORTHINGTON AND ASHLEY ERVIN, DATED JUNE 28, 2018, OF RECORD IN INSTRUMENT NO. 20180717-0069457 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**DEBORAH CAMPBELL, WIFE OF CHRIS CAMPBELL, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY INTEREST SHE MAY HAVE, MARITAL OR OTHERWISE, IN SAID PROPERTY.**

**This is improved property, known as** 4713 GRAYS POINT RD, JOELTON, TN 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 10th day of June, 2022.

Chris Campbell
**CHRIS CAMPBELL**

Deborah Campbell
**DEBORAH CAMPBELL**

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHRIS CAMPBELL AND DEBORAH CAMPBELL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

DONE at offices in Clarksville, TN, on this the 10th day of June, 2022.

J. Vanzant

NOTARY PUBLIC
My commission expires: 2/18/26

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

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

J. Vanzant

NOTARY PUBLIC
My commission expires:

J. VANZANT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**Address New Owner(s) as follows:**
ADEPT PROPERTIES, LLC
400 Spencer Ln.
Clarksville, TN 37042

**Send Tax Bills To:**
Same as above

**Map and Parcel Number(s):**
**028 00 0 168.00**

# True Copy Certification

I, Brittney Clark, 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 original document executed and authenticated according to law on 06/10/22.

Brittney Clark 06/14/22

Affiant Signature Date

State of: Tennesee
County of: Montgomery

Sworn to and subscribed before me this 14 day of June, 2022.

L. Ruble

Notary's Signature

My Commission Expires: 12/12/23

Notary Seal

