Karen Johnson Davidson County
Batch# 879556 DEEDWARR
06/28/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,998.00
20220628-0074482

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $540,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2022.

Notary Public

My commission expires: 5/20/2025

THIS INSTRUMENT WAS PREPARED BY
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Caleb Campbell **Kara Campbell**	**Gardner Financial Services,LTD,dba** **Legacy Mutual Mortgage**	**147-14-0-116.00**
521 Westcrest Dr.	**3503 Paesanos Parkway**	
Nashville, TN 37211	**San Antonio, TX 78231**	

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, **Deborah E. Wilbrink and husband, Evert Wilbrink,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb Campbell and Kara Campbell, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 521 Westcrest Dr., Nashville, TN 37211, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of CandlestickFarms Section 3, as of record in Book 3500, Page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property previously conveyed to Deborah E. Douglas by Warranty Deed from Belvin W. Cox and wife, Barbara N. Cox, dated 06/15/2005 and recorded 06/17/2005 in Instrument No. 20050617-0069534, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deborah E. Wilbrink and husband, Evert Wilbrink, by Quitclaim Deed from Deborah E. Douglas n/k/a Deborah E. Willbrink, dated 11/26/2013 and recorded 12/03/2013 in Instrument No. 20131203-0123179, Register's Office for Davidson County, Tennessee.

Tax Map/Parcel ID: 147-14-0-116.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 521 Westcrest Dr., Nashville, TN 37211.

LTE File No.: 22-1467TN

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 in 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(s) this 22nd day of June, 2022.

Deborah E. Wilbrink

Deborah E. Wilbrink

Evert Wilbrink

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2022, before me personally appeared **Deborah E. Wilbrink and Evert Wilbrink**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 22nd day of June, 2022.

Notary Public

Commission Expiration:
5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Tennessee Certification of Electronic Document

I, Caleb Waters, 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 06/22/2022 (date of document).

Caleb Waters
Affiant Signature

06/27/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of June, 2022.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

