WARRANTY DEED

Karen Johnson Davidson County
Batch# 884155 DEEDWARR
07/05/2022 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $4,162.50
20220705-0077360

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2022

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TONYA LOFTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tiffany Tumlin and Joseph Broucek	Oaktree Funding Corporation	Parcel ID: 092-09-3E-008.00-000
(NAME) 398 36th Avenue North	(NAME) 1298 West 7th Street	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Upland, CA 91786	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nicholas Campbell and Sarah Campbell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffany Tumlin, an unmarried woman and Joseph Broucek, an unmarried man, as joint tenants with right of survivorship**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 8 on the Plan of 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, created under title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 36th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170427-0041368, and amended in Instrument No. 20190207-0011617, and in Instrument No. 20190521-0047858, and Attorney's Certificate of record in Instrument No. 20190610-0055489, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 36th Avenue North Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20170427-0041368, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Brian David Rutledge, an unmarried man, By Warranty Deed from Carbine & Associates, LLC, a Tennessee limited liability company dated October 10, 2019 recorded October 11, 2019, of record as Instrument No. 20191011-0104448 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Nicholas Campbell and Sarah Campbell, husband and wife, By Warranty Deed from Brian David Rutledge, an unmarried man dated June 30, 2021 recorded July 02, 2021, of record as Instrument No. 20210702-0090316 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 398 36th Avenue North, Nashville, TN 37209

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. 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 our hands this 29 day of June, 2022

Nicholas Campbell

Sarah Campbell

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nicholas Campbell and Sarah Campbell, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2022.

Notary Public

My Commission Expires: MAY 16, 2027

(SEAL)

INGRID J. EBANKS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #2420929
MY COMMISSION EXPIRES MAY 16, 2027

Certificate of Authenticity

I, Jamika Jones, 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

6/29/2022.

Date

Jamika Jones

Affiant Signature

07/05/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of July, 20 22.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

