Karen Johnson Davidson County
Batch# 887180 DEEDWARR
07/11/2022 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20220711-0079560

Prepared By & Return To:
Tennessee Title Services LLC-Hendersonville
101 Springhouse Court
S-202
Hendersonville, TN 37075
H-22-2177

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00

Katelyn Wilkerson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2022

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires 8-27-2022

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ingram Property Investments LLC 909 Deervale Drive Nashville, TN 37218	New Owner	094-13-0-042.00 and 094-13-0-043.00

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, I/WE,

Mary Jane Campbell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ingram Property Investments LLC, a Tennessee Limited Liability Company

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 1:

Being Lot No. 8 on the Revised Plan of Part of the Hermitage Addition, as of record in Book 57, Page 108, Register's Office for Davidson County, Tennessee. Said Lot fronts 45.4 feet on the Southeasterly side of Green Street, extended and runs back 140 feet to Hermitage Avenue, now Fain Street and measures 50 feet thereon.

Being the same property conveyed to Mary Jane Campbell and husband, David Campbell by Warranty deed from Eva Mai Short and husband, Joseph L. Short of record in Book 8569, page 8, Register's Office for Davidson County, Tennessee, dated March 6, 1992 and recorded on March 6, 1992. David Campbell having since died on 12/17/2019, leaving Mary Jane Campbell as surviving tenant by the entirety.

For Informational Purposes Only: Being also known as 195 Little Green Street Nashville, TN 37210.

Property 2:

Land in Davidson County, Tennessee, being Lot No. 9 of Block "L" on the Plan of Hermitage Addition, as of record in Book 57, Page 108, Register's Office for said County.

Said Lot No. 9 fronts 45.4 feet on the Southerly side of Little Green Street and extends back between lines 140 feet to the Northerly margin of Fain Street, formerly Hermitage Avenue, measuring 50 feet thereon.

Being the same property conveyed to David Campbell and wife, Mary Jane Campbell by Warranty deed from William Edward Parham, Jr., a single person of record in Book 5465, page 635, Register's Office for Davidson County, Tennessee, dated July 16, 1979 and recorded on July 16, 1979. David Campbell having since died on 12/17/2019, leaving Mary Jane Campbell as surviving tenant by the entirety.

For Informational Purposes Only: Being also known as 197 Little Green Street Nashville, TN 37210.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 195 & 197 Little Green Street, Nashville, TN 37210

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 so 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.

Dated this the 30th day of June, 2022.

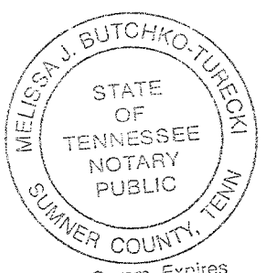
Mary Jane Campbell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 30th day of June, 2022, before me personally appeared Mary Jane Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of June, 2022.

Notary Signature
My commission expires:



My Comm. Expires
8-27-2022

Certificate of Authenticity

I, Joshua A. Terry, 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 6/30/2022.

Affiant Signature

7/8/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/8/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON