WARRANTY DEED

File #2022060374

Karen Johnson Davidson County
Batch# 889093 DEEDWARR
07/14/2022 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,265.40
20220714-0080929

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-05-2025

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peter Mark Aysha Campbell and Maytanee Michelle Campbell	New owner	033-15-0-097.00
(NAME)	(NAME)	
1011 N Graycroft Avenue	1011 N. Graycroft Ave	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Cindy L. Rittenberry, single,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peter Mark Aysha Campbell and Maytanee Michelle 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Primrose Acres Subdivision, Section 1 of record in Plat Book 2663, Page (s) 106 and 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cindy L. Rittenberry, as Trustee under the Rittenberry Revocable Family Trust by Quitclaim deed from Cindy L. Rittenberry of record in Book 8175, page 283, Register's Office for Davidson County, Tennessee, dated August 10, 1990 and recorded on August 15, 1990.

Being the same property conveyed to Cindy L. Rittenberry, individually by Quitclaim deed from Cindy L. Rittenberry, as Trustee for the Rittenberry Revocable Family Trust of record in Book 8734, page 693, Register's Office for Davidson County, Tennessee, dated September 16, 1992 and recorded on September 22, 1992.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2663, Page (s) 106 and 107, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **1011 N. Graycroft Ave., Madison,TN,37115**

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 12th day of July, 2022.

Cindy L. Rittenberry

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Cindy L Rittenberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 12th day of July, 2022.

Notary Public

Commission expires:

6/22/24

Vanessa E. Allen
NOTARY PUBLIC
STATE OF TENNESSEE
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Certificate of Authenticity

I, Emily Manno, 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 7/12/22.

Date

Affiant Signature

7/12/22
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of July, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON