Karen Johnson Davidson County
Batch# 897249 DEEDWARR
08/02/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,464.83
20220802-0087713

Prepared by:
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Attorney at Law
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Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

The actual consideration or value, whichever is greater, for this transfer is $395,900.00

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this ~~28~~ 29th day of July, 2022

Notary Public
My commission expires: 3/3/26

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Destiny Denise Francis 1056 Pawnee Trail Nashville, TN 37115	Address of Newowner	053-09-0B-199-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Tylan T. Campbell and Susan L. Campbell, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Destiny Denise Francis, single woman** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 114 on the plan of Section Five, Cumberland Station at Wilson Camp, as shown on plat of record in Instrument No. 20060118-0006553, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tylan T. Campbell and Susan L. Campbell by deed from Randall Phillips Homes, LLC of record in Instrument No. 20070130-0012332, Register's Office for Davidson County, Tennessee, and dated January 23, 2007.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Cumberland Station at Wilson Camp of record in Instrument No. 20060118-0006553 Register's Office for Davidson County, Tennessee.

3. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20011015-0112096, Supplemented in Instrument No. 20020722-0087864, 20031030-0159799, 20040213-0017394, 20041115-0136852, 20041115-0136853, 20060213-0017249, and amended in Instrument No. 20020919-0114055, 20031030-0159798 in the official records of the Davidson County Register of Deeds.

4. Charter of Cumberland Station at Wilson Camp Homeowners Association of record in Instrument No. 20011017-0113082 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1056 Pawnee Trail, Nashville, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of July, 2022.

Tylan T. Campbell

Susan L. Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2022, before me personally appeared Tylan T Campbell and Susan L 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 29th day of July, 2022.

Notary Signature
My commission expires: 12-18-23

SHERI ENGEL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202208020087713

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/29/2022 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/29/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

