THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-07-291
Parcel ID: 116 03 0M 416.00

Karen Johnson Davidson County
Batch# 899767 DEEDWARR
08/05/2022 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,896.25
20220805-0089441

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Candace M. McCampbell 4120 Ridgefield Drive Nashville, TN 37205	New owner	Map/Parcel 116 03 0M 416.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Reese E. Currie, Trustee of the Reese E. Currie Trust dated October 14, 2020** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Candace M. McCampbell, unmarried,** ("Grantee") all of right, title and interest in and to that certain real property known as 4120 Ridgefield Drive, 416, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 416, Plan of Belle Meade Court Condominium, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated and as established by Master Deed and By-Laws of record as Instrument No. 20081223-0122172 as amended in Instrument No. 20101207-0097450, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Meade Court Condominium as shown on Exhibit "D" to the Master Deed, of record as aforementioned, said Register's Office for a more complete description.

Being the same property conveyed to Reese E. Currie, Trustee, and her successors in trust, of the Reese E. Currie Trust dated 10/14/2020, by Quitclaim Deed from Reese E. Currie, a single person, of record in Instrument No. 20210611-0079336, in the Register's Office of Davidson County, Tennessee, dated June 07, 2021 and recorded on June 11, 2021.

Being the same property conveyed to Reese E. Currie, a single person, by Warranty Deed from A. Warren Phillips III, a single person, of record in Instrument No. 20120912-0082707, in the Register's Office of Davidson County, Tennessee, dated September 10, 20212 and recorded on September 12, 2012.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 2nd day of August, 2022.

Reese E. Currie Trust dated October 14th, 2020

By: Reese E. Currie Trustee
Reese E. Currie, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of August, 2022, before me personally appeared Reese E. Currie of Reese E. Currie Trust, 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 2nd day of August, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TN)
COUNTY OF Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 512,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 2 day of August, 2022

Katherene Warren
Notary Public
My commission expires: 3/22/26

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 8/2/22 (date of document).

Jennifer L. Pennell

8/5/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5 day of August, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

