THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220741867**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,000.00. Affiant Subscribed and sworn to before me, this 25th day of August, 2022. Notary Public My Commission Expires: ____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 908513 DEEDWARR
08/26/2022 09:40:52 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20220826-0096382

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carson L. Mayhall 668 McPherson Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142 15 0 067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herman L. Campbell, Jr. and Nancy M. Campbell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carson L. Mayhall, unmarried**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section 1 Harpeth Valley Park, as of record in Book 3600, Page 93 and 94, Register's Office for Davidson County, Tennessee. Said Lot fronts 119 feet on the Northerly side of McPherson Drive and extends back 163.3 feet on the Westerly line of 184 feet on the Easterly line, to a broken line in the rear measuring 65.0 feet.

Being the same property conveyed to Herman L. Campbell Jr. and Nancy M. Campbell, husband and wife as tenants by the entirety, by Quit Claim Deed from Herman L. Campbell Jr. and Nancy M. Campbell, Who Acquired Title as Nancy J. Campbell, husband and wife, of record in Instrument No. 20170717-0071352, in the Register's Office of Davidson County, Tennessee, dated July 5, 2017 and recorded on July 17, 2017.

Being the same property conveyed to Herman L. Campbell Jr. and Nancy J. Campbell, husband and wife as tenants by the entirety, by Quit Claim Deed from Herman L. Campbell Jr. and Nancy J. Campbell, f/k/a Nancy J. McMillan, husband and wife who both Acquired Title without marital status, of record in Instrument No. 20160229-0018947, in the Register's Office of Davidson County, Tennessee, dated February 18, 2016 and recorded on February 29, 2016.

Being the same property conveyed to Herman L. Campbell Jr. and Nancy J. McMillan, by Warranty Deed from David V. McGregor and wife, Mary R. McGregor, of record in Book 6710, Page 240, in the Register's Office of Davidson County, Tennessee, dated November 7, 1985 and recorded on November 15, 1985.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 Harpeth Valley Park, as recorded in Plat Book 3600, Page(s) 93 and 94.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3857, Page 858 and Owner's Certificate recorded in Book 3866, Page 656.

Easement for Utility, recorded in Book 4292, Page 261.

This is improved property located at 668 McPherson Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2022.

Herman L. Campbell, Jr.

Nancy M. Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Herman L. Campbell, Jr. and Nancy M. Campbell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026