Karen Johnson Davidson County
Batch# 909453 DEEDWARR
08/29/2022 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $2,094.20
20220829-0097381

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220741965

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $566,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of August, 2022.

Notary Public
My Commission Expires: 11/4/2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Carmen Campbell and Alexis Jones 232 Cedar Place Row Nashville TN 37221	CMG Mortgage, Inc. 3160 Crow Canyon Rd., Ste. 400 San Ramon, CA 94583	Tax Parcel ID No. 114 15 0A 016.00

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, **Stacey Dennis, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen Campbell , unmarried, and Alexis Jones , unmarried, as joint tenants with right of survivorship,** ("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 Unit No. 16, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stacey Dennis, by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170601-0054505, in the Register's Office of Davidson County, Tennessee, dated May 26, 2017 and recorded on June 1, 2017.

The execution of this instrument is affected by the signature of Nathan L. Powers as Attorney-in-Fact for Stacey Dennis, which Power of Attorney is recorded in Instrument No _202208290097380_ said Register's Office.

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 subsequent years, not yet due and payable.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372, Scrivener's Affidavit in Instrument No. 20141112-0104513, further amendment in Instrument No. 20141027-0098636, Instrument No. 20150319-0023886 and Revocation in Instrument No. 20141107-0103189.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants recorded in Instrument No. 20131029-0112332.

Easement for Right of Way, recorded in Book 2105, Page 438 and Instrument No. 20141119-0106676.

Easement for Sanitary Sewers, recorded in Book 5222, Page 772.

Easement for Public Utilities, recorded in Book 8626, Page 823; Instrument No. 20040304-0024491 and Instrument No. 20051214-0150259.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20131029-0112366.

This is improved property located at 232 Cedar Place Row 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 29th day of August, 2022.

Stacey Dennis by Nathan L Powers as attorney in fact

Stacey Dennis by Nathan L. Powers as
Attorney-in-Fact

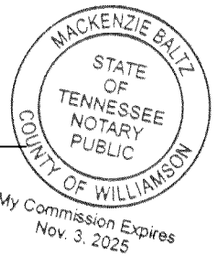
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan L. Powers with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Stacey Dennis and that he is authorized by Stacey Dennis to execute this instrument on her behalf.

Witness my hand, at office, this 29th day of August, 2022.

Macelyn Baltz

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 August 29, 2022.

Tori Cole

Affiant Signature

Date: 8/29/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this August 29, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

