Karen Johnson Davidson County
Batch# 920042 DEEDWARR
09/22/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20220922-0105173

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18834-RR

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

KAYLA ANN CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me, this the 20 ~~15th~~ day of September, 2022.

Notary Public
My Commission Expires: 3-7-24

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Venus Stalnaker<br>420 Hunters place<br>Hermitage, TN 37076 | ~~Wilson Bank & Trust~~ new owner<br>~~1436 West Main Street~~ same<br>~~Lebanon, TN 37087~~ | 064 12 0A 420.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Donald L. Campbell, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Venus Stalnaker**, hereinafter called the Grantee, his/her/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 Unit No. 420, on the plan of Fox Run, Second Revision Part of Section 2 and First Revision Part of Section 1 Condominium Apartments, as shown on plat of record in Plat Book 6250, Page 118, Register's Office of Davidson County, reference to which is hereby made for a more complete description. Together with any portion of common elements pertaining thereto, as further set forth in Master Deed, of record in Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; and Book 8510, Page 95, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donald L. Campbell and June L. Campbell, husband and wife, by Warranty Deed from Olamae Mixon Malin and Venetia Karen Malin Peach, Co-trustees of the Olamae Mixon Malin Living Trust dated the 7th day of April 2012, of record in Instrument No. 20150618-0058217, in the Register's Office of Davidson County, Tennessee, dated June 15, 2015 and recorded on June 18, 2015.

The said June L. Campbell having since died on July 2, 2022, leaving Donald L. Campbell as the surviving tenant by the entirety.

This is improved property located at: **420 Hunters Place, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number 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 15th day of September, 2022.

GRANTOR:

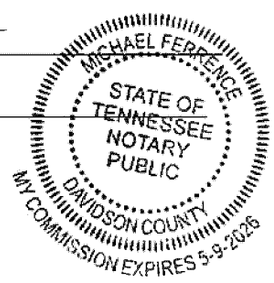
Donald L. Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald L. Campbell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of September, 2022.

Notary Public
My Commission expires:



# Certificate of Authenticity

I, Joshua A. Terry, 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 9/15/22.

Affiant Signature

9/21/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/21/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON