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

Karen Johnson Davidson County
Batch# 937385 DEEDWARR
11/03/2022 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00
20221103-0118625

File Number: 2022-10-352
Parcel ID: 104 06 0X 005.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Darby Ryan Campbell 3406 Love Circle Nashville, TN 37212	Same As New Owner	Map/Parcel 104 06 0X 005.00

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, **Sarah D. Richie, an unmarried woman,** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Darby Ryan Campbell, an unmarried man,** ("Grantee") all of right, title and interest in and to that certain real property known as 3406 Love Circle, Nashville, TN 37212 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 5, Acklen @ Love, as shown in the Declaration of Covenants, Conditions and Restrictions for Acklen @ Love, a Horizontal Property Regime with Private Elements of record in Instrument Number 20170411-0035494, amended at Instrument No. 20190219-0015072, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Sarah D. Richie, an Unmarried Woman, by Warranty Deed from MDMBA, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190517-0046919, in the Register's Office of Davidson County, dated May 16, 2019 and recorded on May 17, 2019.

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 November, 2022.

Sarah D. Richie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2022, before me personally appeared Sarah D. Richie, 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 November, 2022.

Notary Signature
My commission expires: 3/1/2025

ASHLEY RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

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 1,350,000.00, 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 2nd day of November, 2022

Notary Public
My commission expires: 05.21.2025

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Certificate of Authenticity

I, Holly Ray, 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 November 2nd, 2022.

Date

Holly Ray

Affiant Signature

November 3, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of November, 2022

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY