Return to:
Mockingbird Title and Escrow, LLC
1103 21st Avenue South
Nashville, TN 37212
6-10-22-224

WARRANTY DEED

Karen Johnson Davidson County
Batch# 942101 DEEDWARR
11/16/2022 02:59:02 PM 3 pgs
Fees: $18.00 Taxes: $851.00

20221116-0122129

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$225,000.00~~ $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2022.

KAREN BOSWELL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires 02/26/2025 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/26/25

THIS INSTRUMENT WAS PREPARED BY
R. Akin, Mockingbird Title & Escrow Services, LLC, 1103 Holly Street, Nashville, TN 37206

File No.: 22-10-0225-TM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Davis Campbell and Bonnie Campbell	new Owner	062-02-0A-147.00
(NAME)	(NAME)	
224 Steamboat Court	2089 Graceland Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, AGNES PORTER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BONNIE J. CAMPBELL AND DAVIS M. CAMPBELL, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, 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 Lot(s) 147, as shown on the map entitled Subdivision of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EUGENE C. PORTER AND WIFE, AGNES C. PORTER, by deed from JERRY H. JACKSON, of record in Instrument No. 20010402-0031260, dated March 30, 2001, said Register's Office. EUGENE C. PORTER, having died on August 24, 2003, leaving AGNES C. PORTER as the sole remaining tenant by the entirety. Teresa Morgan was appointed as Conservator over the property of Agnes C. Porter by Order of the Second Circuit Court for Davidson County, Tennessee (Docket# 22P1105) on July 29, 2022. Conservator was authorized to sell subject property by order of the same Court, entered on September 8, 2022.

Subject to the following:

Matters shown on the Plan of River Trace Estates, Phase I, Section II, of record in Book 6900, pages 158 and 159, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6851, page 370, as amended in Book 6982, page 747, said Register's Office.

By-Laws of record in Book 6851, page 390, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 224 Steamboat Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 11TH day of NOVEMBER, 2022.

Agnes Porter by Teresa Morgan, conservato

Agnes Porter, by Teresa Morgan, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Teresa Morgan, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the court appointed Conservator for Agnes Porter, the within named bargainor, and that she as such Conservator authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Agnes Porter, the bargainor, by the said Teresa Morgan, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of November, 2022.

NOTARY PUBLIC

My Commission Expires: 5/9/26

