Name and Address of New Owner:
Daniel Rauso and Karen Campbell
2411 Robbie Court
Nashville, TN 37214

Send Tax Bills To:
Daniel Rauso and Karen Campbell
141 Fann Road
Nolensville, TN 37135

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 073 07 0 236.00

Karen Johnson Davidson County
Batch# 945183 DEEDWARR
11/28/2022 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $777.00
20221128-0124651

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Harold Timothy Minor, Executor and devisee of the Estate of Karen S. Minor, and Sue Minor, devisee of the Estate of Karen S. Minor**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto, **Daniel Rauso and Karen Ann Campbell, both unmarried, joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No 23B, of the Zone Lot Division of Lots 22 through 26, 38 and 39, (Section 4) – 41, 42 and 43 (Section 3), Cabin Hill, as recorded in Plat Book 6250, page 523, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen S. Minor, a single person, by Warranty Deed from Hillsboro Developers, Inc., of record in Book 8677, Page 587, in the Register's Office for Davidson County, Tennessee, dated July 10, 1992 and recorded on July 16, 1992. ***The said Karen S. Minorng since died on July 12, 2022, (testate), devising subject property to Harold Timothy Minor and Sue Minor. See Probate Case 22P1370, Davidson County, Circuit Court.***

This improved property known as 2411 Robbie Court, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of November, 2022.

The Estate of Karen S. Minor

_____(SEAL)
Harold Timothy Minor,
Executor and Devisee

_____(SEAL)
Sue Minor,
Devisee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of November, 2022, before me personally appeared Harold Timothy Minor, Executor and devisee of the Estate of Karen S. Minor, and Sue Minor, devisee of the Estate of Karen S. Minor, 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 28th day of November, 2022.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $210,000.00, 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
28th day of November, 2022.

Notary Public
My commission expires:
File No. 2022-5477-SK

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 11.28.2022 (date of document).

Affiant Signature

11.28.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 28TH day of NOVEMBER, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25