Karen Johnson Davidson County
Batch# 958552 DEEDWARR
01/06/2023 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20230106-0001258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of November, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/22/26
File No. G22-17683

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashraf Saweres and Nadrah Saweres	New Owner	149-02-0A-071-00
(NAME)	(NAME)	
3060 Anderson Rd.		
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jessie Lois Campbell, Trustee of The Jessie L. Campbell Revocable Trust dated February 22, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashraf Saweres and Nadrah Saweres, husband and wife**, 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 No. 101 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, Pages 720-722, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jessie Lois Campbell, Trustee of The Jessie L. Campbell Revocable Trust by Quitclaim Deed from Jessie Lois Campbell, dated 2/22/2018 and recorded 3/1/2018 in Instrument No. 20180301-0019372, and as corrected by Deed of Correction dated 6/28/2018 and recorded 6/29/2018 in Instrument No. 20180629-0063197; and the same property previously conveyed to Jessie Lois Campbell by Quitclaim Deed from James A. Campbell, dated 11/5/2013 and recorded 11/5/2013 in Instrument No. 20131105-0114895; and being the same property previously conveyed to James A. Campbell, married, by Warranty Deed from Darryl Brown and Sandra Bell, dated 8/6/2002 and recorded 8/8/2002 in Instrument No. 20020808-0095755, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 805 Bayswater Place, Nashville, TN 37013.

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.

Witness my/our hand(s) this 29th day of November, 2022.

The Jessie L. Campbell Revocable Trust dated February 22, 2018

By: x Jessie L. Campbell, Trustee
Jessie Lois Campbell, Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jessie Lois Campbell, Trustee of The Jessie L. Campbell Revocable Trust dated February 22, 2018, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public My Commission Expires: 1/28/26

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/29/22 (date of document).

Affiant Signature

11/30/22
Date

State of Tennessee

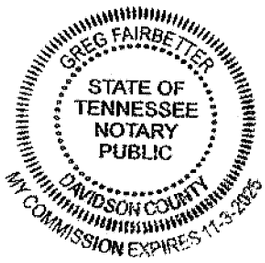
County of Davidson

Sworn to and subscribed before me this 30th day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212