This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 306 Franklin Street, Clarksville, TN 37070, 931-647-3111.

MAIL TAX STATEMENTS TO:

Chamberlain Family Holding, LLC

1400 Hickory Point Road

Clarksville, TN 37043

OWNER AND ADDRESS:

Chamberlain Family Holding, LLC

4712 Klamath Drive

Old Hickory, TN 37138

LAURA CAMPBELL

TO: CASH WARRANTY DEED

CHAMBERLAIN FAMILY HOLDING, LLC

Karen Johnson Davidson County
Batch# 968989 DEEDWARR
02/08/2023 01:44:23 PM 3 pgs
Fees: $18.00 Taxes: $471.26
20230208-0009274

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **LAURA CAMPBELL, an unmarried woman,** as **GRANTOR** and in this deed called the **"GRANTOR",** has this day bargained and sold and does transfer and convey unto **CHAMBERLAIN FAMILY HOLDING, LLC, a Tennessee Limited Liability Company,** as **GRANTEE** and in this deed called the **"GRANTEE"**, in fee simple absolute, and to Grantee's successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 345 on the plan of SHERWOOD FOREST, SECTION FOUR, as shown by plat of record in Plat Book 4660, Pages 182-183, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

This is the same real estate conveyed to **GRANTOR** by deeds of record in Instrument Number 20061018-0129134 and Instrument Number20101004-0078740, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 064-12-0-047.00.

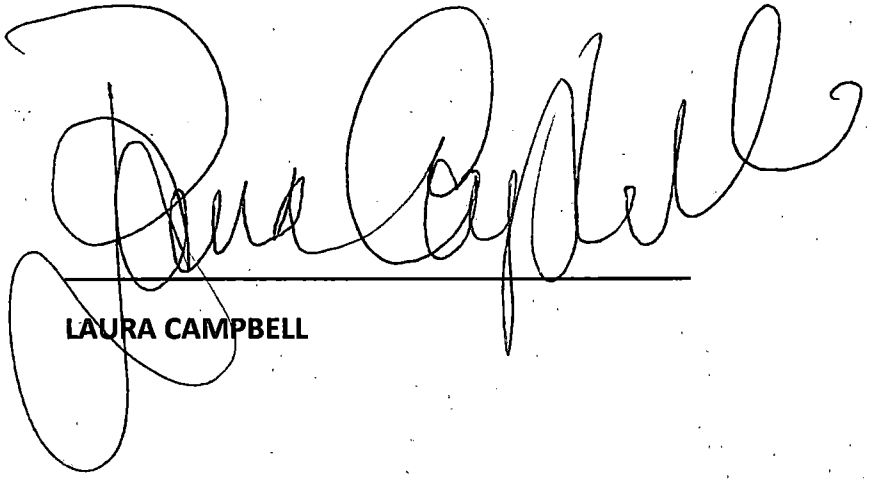
TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEE,** in fee simple absolute, and to **GRANTEE'S** successors and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plat of record ant to the Restrictions of record in Book 4704 Page 448, in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be paid by the **GRANTEE.**

IN WITNESS, WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 31st day of January 2023.



LAURA CAMPBELL

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **LAURA CAMPBELL,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 31st day of January 2023.

Joel D. Ragland, Notary Public

My Commission Expires: February 18, 2026

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$127,368.37.**

Sworn to and Subscribed to before me on this the 31st day of January 2023.

Affiant

Joel D. Ragland, Notary Public

My Commission Expires: February 18, 2026

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY