Karen Johnson Davidson County
Batch# 969173 DEEDWARR
02/09/2023 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20230209-0009483

CHRISTINA WILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $205,000.00 Affiant Subscribed and sworn to before me, this the 8th day of February, 2023. Notary Public My Commission Expires: 1-6-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Christopher Trevor Hawn and Kathryn Amanda Hawn	Same as Owner	075-08-0-274.00
684 Dutchmans Drive		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Amy M. Campoli, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Trevor Hawn and Kathryn Amanda Hawn, 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 located in Davidson County, Tennessee, and being Lot No. 9B, Zone Lot Division of Lots 7 thru 11, on the Plan of Hunter's Hill, Section 1, of record in Book 5800, Page 350, as amended in Book 6250, Page 625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Amy M. Campoli, an unmarried woman, by Warranty Deed from Larry G. Barge, an unmarried man, dated 10/1/2018 and recorded 10/2/2018 in Instrument No. 20181002-0097751, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 684 Dutchmans Drive, Hermitage, TN 37076.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 my/our hand(s) this 8th day of February, 2023.

Amy M. Campoli

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy M. Campoli with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 8th of February, 2023.

Notary Public

My Commission Expires: 1/19/2025

(SEAL)



Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 2/8/2023 (date of document).

Affiant Signature

2/8/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of February, 2023.

Notary's Signature

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL