Karen Johnson Davidson County
Batch# 975568 DEEDWARR
03/01/2023 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20230301-0014602

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-5615-WE

BRENDA LEWIS 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 $ 306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF February, 2023.

Notary Public

MY COMMISSION EXPIRES: 9-8-2025

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Poore and Rachel Poore	OneTrust Home Loans	
2421 Ponderosa Way	3838 Camino Del Rio North, Suite 305	149 06 0 012.00
Antioch, TN 37013	San Diego, CA 92108	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **John P. Jeffries, Personal Representative of the Estate of Venus D. Campbell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Poore and Rachel Poore, 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 situated in Davidson County, Tennessee:

Lot 37, Pebble Creek Section 3, as shown on plat of record in Plat Book 5210, Page 169, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to John Stank and wife, Venus D. Stank, by Warranty deed from James L. Norman and wife, Debra J. Norman, of record in Book 9769, page 695, Register's Office for Davidson County, Tennessee, dated August 18, 1995 and recorded on August 22, 1995. Pursuant to the Final Judgment of Divorce, filed in Docket No. 03D-251, Fourth Circuit Court for Davidson County, Tennessee, and of record in Instrument Number 20030812-0115185, Register's Office for Davidson County, Tennessee, John S. Stank was divested of all of his right, title and interest in said real property.

Venus D. Campbell a/k/a Venus Dee Campbell a/k/a Venus D. Stank died, testate, on July 9, 2022. Pursuant to the Last Will and Testament of Venus Dee Campbell, all interest in the herein-referenced real property was made part of the Probate Estate and, as such, is subject to the control of John P. Jeffries, as Executor. The Last Will and Testament of Venus Dee Campbell was probated in the Probate Division for the Seventh Circuit Court for Davidson County, Tennessee at Docket No. 22P1471.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2421 Ponderosa Way, Antioch, 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. 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 the 24 day of Feb, 2023.

Estate of Venus D. Campbell

BY: _____
John P. Jeffries, Personal Representative

STATE OF IDAHO
COUNTY OF Boise

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John P. Jeffries,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of FEBRUARY, 2023.

My Commission expires: 06/05/2025

_____
Notary Public

PARLEY BINGHAM
Comm No. 20191714
NOTARY PUBLIC
Expires 06/05/2025
STATE OF IDAHO

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on February 24, 2023.

Signature 02/24/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 24th day of February, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202303010014602