This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-20543-MC

Karen Johnson Davidson County
Batch# 977545 DEEDWARR
03/07/2023 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $142.30
20230307-0016078

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $38,460.00.

Eldridge Simmons
Affiant

Subscribed and sworn to before me, this the 6th day of March, 2023.

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eldridge Simmons 912 43rd Avenue North Nashville, TN 37209	New Owner	052 03 0 164.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Bessie Campbell, an unmarried person**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey, subject to a life estate reserved by Grantor during her natural life, unto **Eldridge Simmons, a married person**, hereinafter called the Grantee(s), his/her/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. 13 on the Plan of Rosewood Subdivision of record in Plat Book 6900, Page 902, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Bessie Campbell, by Warranty Deed from Cynthia Renee Buford, of record in Book 11300, Page 979, in the Register's Office of Davidson County, Tennessee, dated December 14, 1998 and recorded on January 19, 1999.

This conveyance is subject to a life estate reserved by the Grantor, for her natural life.

This is ☒ improved or ☐ unimproved property located at: **628 Kinsey Boulevard, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of March, 2023.

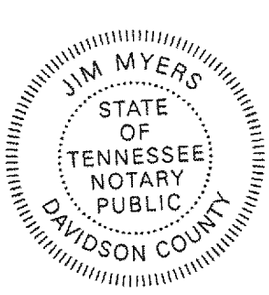
GRANTOR:

Bessie Campbell
Bessie Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Bessie Campbell,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of March, 2023.



Notary Public
My Commission expires: 11-6-2024

202303070016078

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/6/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 3/6/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

