Commitment Number: 2023-TN-12548A

After Recording, Send To:
Total Title Services, LLC
799 Windmiller Drive Suite 200
Pickerington, Ohio 43147

Karen Johnson Davidson County
Batch# 988013 DEEDWARR
04/04/2023 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,485.40
20230404-0024298

This instrument was prepared by:
Thomas Granville McCroskey, Esq.,
Tennessee Bar No. 15569,
Cordell Law LLC,
5315 N Clark Street #173,
Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Property Owner/Mail Tax Statements To:
Samantha Eugenia Brown and Landon B. Hudson, 722 Estes Rd., Nashville, TN 37215

PARCEL IDENTIFICATION NUMBER: 116-04-0-189.00

GENERAL WARRANTY DEED

Ira S. Campbell and wife, Kathryn H. Campbell, ("Grantor"), of P.O. Box 121743, Nashville, TN 37212, for and in consideration of $949,900 (Nine Hundred Forty-nine Thousand Dollars Nine Hundred dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Samantha Eugenia Brown, a single person and Landon B. Hudson, a single person, as tenants in common with rights of survivorship** ("Grantee"), the following described real estate:

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. 2 on the Plan of O.H. Mason's Resubdivision of Lot 7 and the southerly 50 feet of Lot 6 W.M. Cantrell's Subdivision, as of record in Plat Book 3842, Page 80, Register's Office for said County, to which plan reference is made for a more complete description.

Property Address is: 722 Estes Road, Nashville, TN 37215

DERIVATION CLAUSE

Being the same property conveyed to Ira S. Campbell and wife, Kathryn H. Campbell by Warranty deed from David John Brown and wife, Julie Boles Brown of record in Instrument NO. 20070510-0056076, Register's Office for Davidson County, Tennessee, dated May 08, 2007 and recorded on May 10, 2007.

Subject to the following restrictions: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 3/21, 2023

Ira S. Campbell

Kathryn H. Campbell

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Ira S. Campbell** and **Kathryn H. Campbell**, personally known to me, or has produced Drivers Licence, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of March 2023.

Notary Public

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 942,000.- which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 21st day of March, 2023.

Affiant

Sarah Simmons
Print Name

(Seal)

Notary Public

My commission expires:
05/23/2023

Print Name

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Elizabeth Yerger, 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 **March 21, 2023**.

Affiant Signature

April 3, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

3rd day of **April**, 20**23**.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

