Karen Johnson Davidson County
Batch# 991778 DEEDWARR
04/13/2023 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20230413-0027191

Prepared By ~~and Return to~~:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 23030181

State of Tennessee
County of ~~Davidson~~ Rutherford
The actual consideration or value, whichever is greater, for this transfer is $507,500.00.

Ashley Carnahan
Affiant

Subscribed and sworn to before me, this 10th ~~11th~~ day of April, 2023.

Teresa Taylor
Notary Public
My Commission Expires: 4-17-23

TERESA TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

PREMIER LAND TITLE AND ESCROW
879 SEVEN OAKS BLVD. SUITE 600
SMYRNA, TN 37167
File # 045-23

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Chris Allen Campbell and Nancy Dennis Campbell	United Wholesale Mortgage, LLC	098-06-0A-022.00-CO
1532 Goldfinch Circle	PO Box 202028	
Hermitage, TN 37076	Florence, SC 29502-2028	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Blanche H. Brabender, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Chris Allen Campbell and Nancy Dennis Campbell, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of Phase 1, Section "A" Bridgewater, of record in Instrument No. 20051104-0133897, corrected by surveyors Certificate of Correction in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Blanche H. Brabender, unmarried by Warranty deed from Newmark Homes, LP, a Texas Limited Partnership of record in Instrument No. 20061130-0147829 Register's Office for Davidson County, Tennessee, dated November 28, 2006 and recorded on November 30, 2006.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1532 Goldfinch Circle, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 11th day of April, 2023.

Blanche H. Brabender

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Blanche H. Brabender, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of April, 2023.



Notary Public at Large
My Commission Expires: 2/22/25

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 4-11-2023 (date of document).

Shea McCauley
Affiant Signature

4-13-2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of April, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-1-25

NOTARY'S SEAL

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD