Karen Johnson Davidson County
Batch# 992887 DEEDWARR
04/17/2023 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230417-0028057

Prepared By & Return To: Tennessee Title Services LLC-Clarksvi 112 Center Court Suite- A Clarksville, TN 37040 C-23-1398	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2023 Notary Public Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Diana Miller Seale 3521 Harpeth Springs Drive Nashville, TN 37221	Same As New Owner	141-06-0C-121.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Tina C. Campbell, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Diana Miller Seale

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 in Davidson County, Tennessee, being Lot No. 114 on the Final Plat of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-0009854, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tina R. Cole, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20090825-0079769 Register's Office for Davidson County, Tennessee, dated August 24, 2009 and recorded on August 25, 2009.

Tina R. Cole is now known as Tina C. Campbell

Jeffrey W. Campbell hereby joins in this conveyance to transfer any rights, title or interest he may have by virtue of marriage to Tina C. Campbell

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3521 Harpeth Springs Drive, Nashville, TN 37221

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 so 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.

Dated this the 12th day of April, 2023.

Tina C. Campbell

Jeffrey W. Campbell

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 12th day of April, 2023, before me personally appeared Tina C Campbell and Jeffrey W Campbell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of April, 2023.

Notary Signature
My commission expires: 02/13/23

COURTNEY LOOSE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 4/12/23.

Date

Celia Stewart-Rouse

Affiant Signature

4/12/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 12th day of April, 2023.

Notary's Signature

My Commission Expires: 4/22/23

Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY