39B

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2023

Notary Public
MY COMMISSION EXPIRES 3/3/26
File No G23-18441

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 999614 DEEDWARR
05/04/2023 01 19 57 PM 2 pgs
Fees. $13 00 Taxes. $1,480 00
20230504-0033249

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anne Russell Webb and Jeffrey William Lancaster, Jr.	**CMG Mortgage**	**104-02-0M-213.00 CO**
(NAME)	(NAME)	
213 Burns Avenue	**3160 Crow Canyon Rd, Ste 400**	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37203	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kelly E. Williams Campbell, formerly known as Kelly E. Williams, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey William Lancaster Jr., an unmarried man and Anne Russell Webb, an unmarried woman, as joint tenants with right of survivorship,** 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 a certain condominium located in Davidson County, Tennessee, being Unit E of Burns Station Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq of the Tennessee Code Annotated, under the Master Deed establishing Burns Station Condominiums, of record in Book 7292, Page 607, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on said Master Deed, together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed

Being the same property conveyed to Kelly E Williams, unmarried by Deed dated September 4, 2014 from Eleanor Doughty and husband, Gary Doughty, recorded September 9, 2014, in Instrument Number 20140909-0082649, in the Register's Office for Davidson County, Tennessee The said Kelly E Williams having since married and is now known as Kelly E Williams Campbell being one in the same person This is NOT the principal residence of the Grantors herein.

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

The above legal description is the same as that contained in the previous deed of record

This is improved property, known as 213 Burns Avenue, Nashville, TN 37203

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

Witness my/our hand(s) this 1st day of May, 2023

Kelly E Williams Campbell

Kelly E Williams Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2023, before me personally appeared Kelly E Williams Campbell and Drew 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 1st day of May, 2023

TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066