Karen Johnson Davidson County
Batch# 1004713 DEEDWARR
05/18/2023 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20230518-0037234

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 315,000.00.

Affiant

Subscribed and Sworn before me this 17th day of May , 2023.

Notary Public
My commission expires: 8-16-25

MELODY LYNN CARR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD MY COMM. EXPIRES AUGUST 16, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jeremy A. Campbell and Rachel K. Crompton 608 Blackstone Avenue, Madison, TN 37115	New Owner	052-02-0-174.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jireh Home Services, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeremy A. Campbell, an unmarried man, and Rachel K. Crompton, an unmarried woman, joint tenants,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 43 of Block ""A" of the Revised Plan of Rainbow Terrace Subdivision, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Music City Holdings, LLC, A Texas Limited Liability Company by Warranty Deed from Larry Cox dated December 13, 2022 and filed of record in instrument number 20221214-0129568, Register's Office for Davidson County, Tennessee, on December 14, 2022.

FURTHER BEING the same property conveyed to Jireh Home Services, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, A Texas Limited Liability Company, dated December 13, 2022 and filed of record in instrument number 20221220-0131253, Register's Office for Davidson County, Tennessee, on December 20, 2022.

This is [✓] improved [ ] unimproved property known as 608 Blackstone Avenue, Madison, TN 37115 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 17th day of May , 2023.

Jireh Home Services, LLC, a Tennessee Limited Liability Company

By: _____
Cristina Hernandez Ramirez, Director

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp of the state and county mentioned, personally appeared Cristina Hernandez Ramirez, Director of Jireh Home Services, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Director of Jireh Home Services, LLC, the within named bargainor, a Limited Liability Company, and that such Cristina Hernandez Ramirez, Director of Jireh Home Services, LLC as such Director, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Director.

Witness my hand and seal, at office in Murfreesboro, this 17th day of May, 2023.

_____
Notary Signature

Printed Name: Kathleen Camp

My commission expires: 11-28-2026



Tennessee Certification of Electronic Document

I, Jami K. Averwater, 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 May 17, 2023 (date of document).

Jami K. Averwater

Signature

May 17, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17th day of May, 2023.

Melody Lynn Carr

Notary's Signature

MY COMMISSION EXPIRES: 8-16-2025

Seal

