mail → BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1010379 DEEDWARR
06/02/2023 08 46 10 AM 2 pgs
Fees $13 00 Taxes $925 00

20230602-0041636

THOMPSON MISTY M STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-17-2027

File No. DH-23-4597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of May, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Rauso and Karen Campbell	Same as new Owner	
(NAME)	(NAME)	
141 Fann Road		041-16-0-034.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Robert Tim Filson, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel Rauso and Karen Ann Campbell, joint tennats with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 133, on the Map of Section V, Bellshire Estates, of record in Book 2133, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 133 fronts 95 feet on the South side of Tuckahoe Drive and runs back 280.5 feet on the West line and 291.7 feet on the East line, to a dead line in the rear on which it measures 95.6 feet.

Being the same property conveyed to Robert Tim Filson and wife, Nhouphaphanh A. Filson, husband and wife by Quitclaim deed from Alvin M. Filson and wife, Heather J. Filson of record in Book 11412, page 782, Register's Office for Davidson County, Tennessee, dated March 25, 1999 and recorded on April 01, 1999. Nhouphaphanh A. Filson subsequently died on December 1, 2016 thereby vesting title into Robert Tim Filson as surviving tenant by the entirety.

Robert Tim Filson subsequently remarried. This property is used for investment purposes and was not the martial residence for Robert Tim Filson.

This is property more commonly known as 1113 Tuckahoe Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 30th day of May, 2023.

Robert Tim Filson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

On this 30th day of May, 2023, before me personally appeared Robert Tim Filson, 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.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024