Karen Johnson Davidson County
Batch# 1013911 DEEDWARR
06/12/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230612-0044517

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2023.

Notary Public:
My Commission Expires:

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kathryn Jummati 303 28th Street Old Hickory, TN 37138	New Owner CapStar Bank 2002 Richard Jones Rd, Ste. 300A Nashville, TN 37215	053-08-0-093.00

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Everton Campbell, a married man**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Kathryn Jummati, a single woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 8 of Block 16 on the Plan of Dabbs & Elliot Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Everton Campbell, by Quitclaim Deed from Tom Myres and Eric Beasley, Trustees of The Old Hickory Church of God of Prophecy, dated 10/10/2018 and recorded 12/13/2018 in Instrument No. 20181213-0121226, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
Being the same property previously conveyed to Old Hickory Church of God of Prophecy, by Quitclaim Deed from Myrl Shearon, Trustee of the Beverly Kelley Revocable Living Trust Agreement, dated 3/9/2012 and recorded 3/15/2012 in Instrument No. 20120315-0022236; and being the same property previously conveyed to Beverly Kelley and Myrl Shearon, Trustees of the Beverly Kelley Revocable Living Trust Agreement, by Quitclaim Deed from Beverly D. Kelley, dated 9/17/2009 and recorded 9/21/2009 in Instrument No. 20090921-0087970, as corrected by Affidavit of Scrivener's Error recorded in Instrument No. 20091005-0092262, said Register's Office; and being the same property previously conveyed to Beverly K. Smith (now Beverly D. Kelley), by Quitclaim Deed from Phillip R. Smith, dated 10/4/1994 and recorded 11/2/1994 in Book 9509, Page 339, said Register's Office. See also, Final Decree of Divorce recorded in Book 6374, Page 724, said Register's Office; and being the same property previously conveyed to Phillip R. Smith and wife, Beverly K. Smith, by Warranty Deed from Eleanor A. Martin White and husband, H.B. White, dated 8/31/1979 and recorded 9/5/1979 in Book 5493, Page 684, in the Register's Office of Davidson County, Tennessee. The said Beverly Kelley having since died 6/22/2011, leaving Myrl Shearon as sole Trustee.

TRACT II:
LAND in Davidson County, Tennessee, being the westerly 14 feet of the westerly 44 feet of Lot No. 7, Block 16 on the Plan of Dabbs & Elliot Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee.

Said part of said lot fronts 14 feet on the northerly side of Dabbs Avenue and extends back between parallel lines 50 feet to a dead line.

BEING the same property conveyed to Everton Campbell, by Quitclaim Deed from Myrl Shearon as Trustee of the Beverly Kelley Revocable Living Trust, dated 12/20/2022 and recorded 12/21/2022 in instrument No. 20221221-0131855, in the Register's Office of Davidson County, Tennessee.

PRIOR OWNER CHAIN OF TITLE:
BEING PART OF the same property previously conveyed to Beverly Kelley, by Quitclaim Deed from J.B. Annam and R.C. Pritchett, dated 10/11/1983 and recorded 10/11/1983 in Book 6154, Page 677, as corrected by Deed of Correction dated 4/2/1984 and recorded in Book 6280, Page 900, in the Register's Office of Davidson County, Tennessee. The said Beverly Kelley having since died testate on June 22/2011 with her Estate having been probated under Docket No. 11P-1142 in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised her residual estate to the Beverly Kelley Revocable Living Trust, with Myrl Shearon as Trustee.

The above-referenced parcel is not now, nor has it ever been, the primary residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

All existing easements and all matters shown on plat of record in Book 547, Page 127, Register's Office of Davidson County, Tennessee.

2023 Davidson County taxes; a lien not yet due and payable.

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

This is (_XX_) improved (____) unimproved property, known as: 303 28th Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his/her/their assigns forever. Grantor(s) covenant(s) with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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(s) this the 7th day of June, 2023.

Everton Campbell

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Everton Campbell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of June, 2023.

Commission Expires:
9/27/24

Notary Public:

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Yvette Meldrum, 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 June 7, 2023.

Signature
June 7, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this June 7, 2023

Notary's Signature

My Commission Expires: 4-13-25

