Karen Johnson Davidson County
Batch# 1015506 DEEDWARR
06/15/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20230615-0045694

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF ~~Campbell~~ Davidson) JB The actual consideration or value, whichever is greater, for this transfer is: $510,000.00 Affiant Subscribed and sworn to before me, this 14th day of June, 2023. Notary Public My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Karla Iacampo 700 Nesbitt Court Nashville, Tennessee 37207	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 042-01-0-039.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HELEN D. FORD RICHARDS, a widow,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KARLA IACAMPO, a single woman** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 on the Plan of Ozark Hills of record in Plat Book 3700, Page 20, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Nesbitt court, common corners of Lots No. 56 and 57; thence leaving said margin with the line between said two lots, eastwardly 104.0 feet to a monument, a common corner of Lots Nos. 55, 56 and 57; thence with the line between said Lots Nos. 55 and 57 southeastwardly 208.8 feet to a point, common corner of Lots Nos. 54 and 55 in the line of Lot No. 57; thence with the line between Lots Nos. 54 and 57 southeastwardly 102.0 feet to a point; thence with the line between said two lots northwestwardly 226.0 feet to a point in the southerly margin of said Nesbitt Court ; thence curving to the left with said margin, northeastwardly 61.5 feet to the point of beginning.

Being the same property conveyed to Leroy Richards and wife, Helen D. Ford Richards by Warranty deed from Robert F. Copeland Jr., and wife, Mary Ann Copeland of record in Book 4954, page 839, Register's Office for Davidson County, Tennessee, dated September 25, 1975 and recorded on September 26, 1975. (Leroy Richards having since died on Jan. 10, 2008)
This is improved property commonly known as: **700 Nesbitt Court, Nashville, Tennessee 37207.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of June, 2023.

GRANTOR:

Helen D. Ford Richards

Helen D. Ford Richards

STATE OF Tennessee)
)
COUNTY OF Campbell)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **HELEN D. FORD RICHARDS**, 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 the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 13th day of June, 2023.

GINA BAXTER SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/24/2024
ANDERSON COUNTY

Gina Baxter Smith
Notary Public
My Commission Expires:
8-24-24

True Copy Certification

I, **Pam Autry,** 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 ~~this the~~ 13 day of June, 2023.

Affiant Signature
Date 6-15-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON