Karen Johnson Davidson County
Batch# 1027088 DEEDWARR
07/17/2023 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,031.02
20230717-0054938

Name and Address of New Owner:
Cattle Gap Homes, LLC
1535 Aberdeen Drive
Brentwood, TN 37027

Send Tax Statements To:
New Owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-23060853

Map and Parcel: 119 04 0 091.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judson D Campbell, unmarried**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Cattle Gap Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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. 26 on the Plan of Glencliff Estates, Section III, as of record in Book 1424, page 1, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Judson D. Campbell and wife, Kathy E. Campbell by Warranty Deed filed for record on July 1, 1994 in Book 9396, page 152, of the Register's Office of Davidson County, Tennessee. The said Kathy E. Campbell died on December 8, 2015, leaving Judson D. Campbell as the surviving tenant by the entirety.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Glencliff Estates of record in Book 1300 page 290 and as amended in Book 1361, page 432; All matters as set forth per plat of record in Book 1424, page 1; all of said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 334 Lawndale Drive, Nashville, TN 37217

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 hand this 12th day of July, 2023.

Judson D Campbell

State of Tennessee

County of Rutherford

Personally appeared before me, Judson D Campbell with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of July, 2023.

Notary Public
My Commission Expires: 4/19/26

ANGELA MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $278,654.79.

Affiant Signature

Subscribed and sworn to before me, this 12th day of July, 2023.

Notary Public
My Commission Expires: 3/15/2025

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 7/12/23 (date of document).

Affiant Signature

7/17/23
Date

State of Tennessee

County of Rutherford

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

Notary Signature

BRIDGETTE N SLOVER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 3-15-2025