Karen Johnson Davidson County
Batch# 1033421 DEEDWARR
08/02/2023 09 31 57 AM 2 pgs
Fees $13 00 Taxes $1,424 50

20230802-0059532

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000 00.

Yakin Roman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2023

Notary Public
MY COMMISSION EXPIRES 7-6-2027
File No G23-19276

April G. Nichols State of Tennessee Notary Public Williamson County

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Ava Tompkins (NAME) | New Owner (NAME) | 083-03-0-350 |
| 1402 Campbell Circle (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **LJS Properties LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ava Tompkins, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Being Lot No 6-B, Zone Lot Division, Lots 4-8, Campbell Acres, of record in Plat Book 6250, Page 155, amending Plat Book 5800, Page 279 and correction in Book 6199, page 445, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

Being the same property conveyed to LJS Properties LLC by Deed dated April 26, 2023 from Jeffrey R Johnson, Trustee for The Johnson Protective Trust, dated March 1, 2023, recorded April 27, 2023, in Instrument Number 20230427-0031179, in the Official Records of Davidson County, Tennessee

Subject to any and all plats, easements, restrictions, and other matters of record

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee All future taxes will be assumed by the Grantee herein

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

This is improved property, known as 1402 Campbell Circle, Nashville, TN 37206.

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. Whenever 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 31st day of July, 2023.

LJS Properties LLC, a Tennessee Limited Liability Company

By Leanna McKee, member
Leanna McKee, Member

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STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Leanna McKee, Member of LJS Properties, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand at office this 31st day of July, 2023

Notary Public My Commission Expires _____

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*PREPARED BY AND RETURN TO*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**