THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$225,000.00.** **Affiant** Subscribed and sworn to before me, this **21st day of August, 2023.** **Notary Public** **My commission expires:** 7/9/24

Karen Johnson Davidson County
Batch# 1041942 DEEDWARR
08/23/2023 02 34 24 PM 2 pgs
Fees $13 00 Taxes $832 50
20230823-0066022

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers:
Kepley Properties, LLC **3835 Crouch Drive** **Nashville, TN 37207**	Kepley Properties LLC 2626 Merchants Walk Murfreesboro, TN 37128	**059-14-0-144** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Dorothy Berry Campbell, for life and Beverly Lee Evans, remainder**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Kepley Properties, LLC**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land situated in Davidson County, Tennessee:

Lot 71, Revised Plan of Haynes Manor Subdivision, as shown on plat of record in Plat Book 3700, Page 33, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Said Lot No. 71 fronts 84 feet on the southerly side of Crouch Drive, extends back 130.7 feet on the easterly side and 129.5 on the westerly side to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Woodrow W. Campbell and wife, Florence W. Campbell by Warranty deed from Cumberland Builders, Inc. of record in Book 4168, page 138, Register's Office for Davidson County, Tennessee, dated September 05, 1967 and recorded on September 06, 1967. (Value or consideration shown in aforementioned deed $14,675.00.)

Florence W. Campbell became deceased on January 11, 1981, vesting Woodrow W. Campbell as surviving tenant. Said Woodrow W. Campbell became deceased on January 08, 1986 leaving Last Will and Testament filed for Probate in Docket No. 77714, Chancery Court of Davidson County, Tennessee, devising subject property to Dorothy Berry Campbell, for life, with the remainder to Beverly Lee Evans.

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # BS-BA-23-3635

HE-2023-167

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3835 Crouch Drive, Nashville, TN 37207**

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 in 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(s) this **21st day of August, 2023.**

Beverly C. Evans

Dorothy Berry Campbell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 21st day of August, 2023, before me personally appeared Beverly C. Evans and Dorothy Berry Campbell, 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.

Witness my hand, at office, this 21st day of August, 2023.

Notary Signature
My commission expires: 5/20/2025

