Karen Johnson Davidson County
Batch# 1056230 DEEDWARR
10/02/2023 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20231002-0077291

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2023.

Notary Public
MY COMMISSION EXPIRES: 11-6-2024
File No. G23-19582

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Taylor Mackenzie Johnson (NAME)	Legacy Home Loans (NAME)	83-12-19
2905 Conrad Dr (STREET ADDRESS)	1036 Sherman Dr #6 (STREET ADDRESS)	
Nashville TN 37206 (CITY) (STATE) (ZIP)	White House TN 37188 (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, **Drew Campbell, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Mackenzie Johnson, an 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 Number 71 on the plan of EASTLAND ACRES, SECTION 2, as of record in Book 2331, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Number 71 fronts 125.3 feet on the northerly side of Conrad Drive and runs back 188.8 feet on the westerly line and 117.0 feet on the easterly line, to a line in the rear measuring 143.7 feet thereon.

Being the same property conveyed to Drew Campbell, an unmarried man by Deed dated November 20, 2015 from Karen D. Campbell and Stephen L. Stepp, as tenants in common, recorded November 24, 2015, in Instrument Number 20151124-0119012, in the Register's Office for Davidson County, Tennessee.
Drew Campbell is now married. Kelly Campbell, spouse of Drew Campbell, joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

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

This is improved property, known as 2405 Conrad Drive, 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 2nd day of October, 2023.

Drew Campbell

Kelly Campbell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2023, before me personally appeared Drew Campbell and Kelly 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 2nd day of October, 2023.

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 10-2-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 10/2/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd **day of** October, **2** 023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

