Karen Johnson Davidson County
Batch# 1056384 DEEDWARR
10/03/2023 09:05:48 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20231003-0077516

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-23-205

PREPARED BY ~~(AND RETURN TO)~~:
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63298

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ann Kathryn Dettwiller Fred D. Thompson, II PO Box 2103 Brentwood, TN 37204	NEW OWNER

TAX MAP PARCEL NUMBERS: 103080B20500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$400,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn L. Campbell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ann Kathryn Dettwiller, an unmarried woman and Fred D. Thompson, II, an unmarried man, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 205 Building A of Parklane Condominiums, Phase III, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 7486, page 75, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kathryn L. Campbell and Cleveland L. Campbell, by Warranty Deed from Eddy Brown, Successor Trustee dated August 24, 1988 and recorded on August 29, 1988 of record in Book 7638, page 478, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 30, 1990, recorded August 30, 1990, of record in Book 8185, page 690, said Register's Office, subject property was conveyed to Kathryn L. Campbell as to a 1/2 interest and Cleveland L. Campbell and wife Ruth M. Campbell as to a 1/2 interest. The said Cleveland L. Campbell and wife, Ruth M. Campbell conveyed a 1/4 interest in subject property to Kathryn L. Campbell, by Quitclaim Deed dated December 3, 1990 recorded December 4, 1990, of record in Book 8249, page 91, said Register's Office, and a 1/4 interest in subject property to Kathryn L. Campbell by Quitclaim Deed, dated January 15, 1991, recorded January 24, 1991, of record in Book 8280, page 676, said Register's Office.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2023, and subsequent years; The Plan of record in Exhibit "B" to the Master Deed of record in Book 7486, page 75, said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The

provisions of the condominium Master Deed of record in Book 7486, page 75, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Charter of the Parklane Homeowner's Association of record in Book 7710, page 305, amended in Book 7895, page 173, said Register's Office. Grant of Easement to Comcast of Nashville, I, of record in Instrument No. 20160301-0019394, said Register's Office.

This instrument is executed on behalf of Kathryn L. Campbell by John Campbell pursuant to a Power of Attorney executed by her on the 16th day of March, 2022, of record in Instrument No. 20230822-0065644, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 205 Sloan Road, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of September, 2023.

Kathryn L. Campbell by John Campbell Attorney in Fact

Kathryn L. Campbell by John Campbell, Attorney-in-Fact

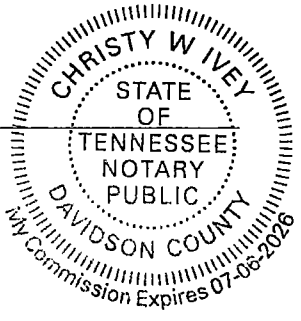
State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **John Campbell** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kathryn L. Campbell**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 2023.

My Commission Expires: _____



Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $400,000.00.

Affiant

Sworn and subscribed before me this 29 day of September, 2023.

Notary

My Commission Expires: 5-5-26

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

EXHIBIT "A"
To
Warranty Deed

FROM: Kathryn L. Campbell

TO: Ann Kathryn Dettwiller and Fred D. Thompson, II

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

John Campbell, Affiant

Sworn to and subscribed before me this 29th day of September, 2023.

Notary Public

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026