**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-
closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1063447 DEEDWARR
10/20/2023 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20231020-0082534

State of TN }
County of DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is: $260,000

Elizabeth Marie Campbell
Affiant Signature

Subscribed and sworn to before me on this the 18 Day of Oct 2023

C. Loy Carney
Notary Public

My Commission expires 5 / 7 / 24

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

**NAME AND ADDRESS OF PROPERTY OWNER:**
Elizabeth Marie Campbell
129 Scenic View Rd
Old Hickory, TN 37138
**SEND TAX BILLS TO:**
Cross Country Mortgage, LLC
2160 Superior Ave.
Cleveland, OH 44114
**MAP AND PARCEL NUMBER: Tax ID #:** 04405000900

# WARRANTYDEED
# 23NT00982

Effective the 18 Day of Oct, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Debra Renee McCoy, Trustee of Lois Yvonne Edwards Living Trust**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Elizabeth Marie Campbell, a single woman**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northwesterly 38.5 feet of Lot No. 69 and the southeasterly 33.8 feet of Lot No. 68 on the unrecorded Map of Scenic View Subdivision and being Lot 1 on the Map of a resubdivision of Lots Nos. 67 to 74 inclusive, and described according to a survey made by James L. Murphy, Jr., Surveyor, dated April 21, 1959.

Beginning at a point in the northeasterly margin of Scenic View Drive formerly Havron Avenue, 61.5 feet northwest of the southeast corner of Lot No. 69 being the common corner of Lots "H" and "I" in said resubdivision, said point likewise being 361.5 feet northwest of the intersection of Scenic View Dr. and 20 foot public walkway; thence with said Drive north 46° 29' west 72.3 feet to a point; being the common corner of Lots Nos. "I" and "J"; thence with the line between Lots "I" and "J", north 43° 59' east 171.98 feet; thence south 46° 0', east 72.3 feet to the corner of Lots "H" and "I"; thence with the line between said lots, south 43° 59' west 171.40 feet to the beginning.

Being the same property conveyed to Donald Edwards and Lois Edwards, joint tenants with the right to survivorship, by Warranty Deed from Larry W. Sharp and Mary M. Layhew Sharp, of record in Book 11629, Page 656, in the Register's Office of Davidson County, Tennessee, dated August 10, 1999 and recorded on August 23, 1999.

Further being the same property conveyed to The Lois Yvonne Edwards Living Trust, by Quit Claim Deed from Donald Edwards (Deceased) and Lois Edwards, joint tenants with the right of survivorship, of record in Instrument No. 20221003-0108706, in the Register's Office of Davidson County, Tennessee, dated September 28, 2022 and recorded on October 03, 2022.

The said Lois Yvonne Edwards (also known as Lois Y. Edwards) having since died November 28, 2022, the said Debra Renee McCoy having been named Successor Trustee of the said Lois Yvonne Edwards Living Trust.

This is an improved property commonly known as: 129 Scenic View Rd, Old Hickory, TN 37138-3815

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 18 day of October, 2023

Debra Renee McCoy, Successor Trustee, The Lois Yvonne Edwards Living Trust

**Debra Renee McCoy, Successor Trustee, The Lois Yvonne Edwards Living Trust**

State of TN )
County of Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Debra Renee McCoy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Trustee of The Lois Yvonne Edwards Living Trust, and that as such Successor Trustee, executed the foregoing instrument for the purpose therein contained.

Patrick J. Miller

Notary Public

My Commission expires: 9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## True Copy Certification

I, **Tonya Cherry,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 18 day of October, 2023.

Affiant Signature

Date 10-18-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024