Karen Johnson Davidson County
Batch# 1068159 DEEDWARR
11/03/2023 09:25:50 AM 2 pgs
Fees: $13.00 Taxes: $2,035.56
20231103-0086166

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-09-631
Parcel ID: 105 03 0A 003.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Charlene Kenney and Vitalia B. Caravello 1070A 2nd Avenue South Nashville, TN 37210	New Owner	Map/Parcel 105 03 0A 003.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Darby Ryan Campbell, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Charlene Kenney, a single woman, and Vitalia B. Caravello, a single woman, joint tenants with rights of survivorship,,** ("Grantee") all of our/my right, title and interest in and to that certain real property known as 1070A 2nd Avenue South, Nashville, TN 37210 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1070-A as shown on the Exhibit attached to the Fifth Amendment to Declaration establishing 1072 Southview on Second and 1074 Southview on Second, a/k/a Southview on Second Townhomes Homeowner's Inc., as of record in Instrument No. 2011052-30039435 as re-recorded in Instrument No. 20110829-0066724, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Darby Ryan Campbell, A Single Person, by Warranty Deed from James Matthew Patterson, Unmarried, of record in Instrument No. 20150810-0079329, in the Register's Office of Davidson County, Tennessee, dated August 07, 2015 and recorded on August 10, 2015.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor,** hereunto set by hands and seals this ~~5th~~ 5th day of October, 2023.

Darby Ryan Campbell

STATE OF TENNESSEE
COUNTY OF Davidson

On this ~~5th~~ 5th day of October, 2023, before me personally appeared Darby Ryan 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 ~~5th~~ 5th day of October, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 550,150.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 5 day of October, 2023

Notary Public
My commission expires: 7-6-2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY