THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 1070612 DEEDWARR
11/13/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20231113-0088212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$435,000.00**

Subscribed and sworn to before me this 9th day of November, 2023.

Notary Public **Affiant**

My Commission Expires: 1/31/26

DEVIN F. PARK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Leah D. Magee **2109 Ridgecrest Drive** **Nashville, TN 37216**	Same as New Owner	**072-12-0-121.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **James R. Campbell and Sandra Kay Campbell by and through James R. Campbell, attorney-in-fact, husband and wife**, the Grantor(s) has this day bargained and sold, and do hereby transfer and convey unto the said **Leah D. Magee, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land located in Davidson County, Tennessee, being Lot No. 138 on the Plan of Dalewood, Section II, as of record in Plat Book 1835, Page 6, in the Register's Office for said County.

Said Lot No. 138 fronts 82 feet on the East side of Ridgecrest Drive and runs back between lines, 178.4 feet on the North line and 190 feet on the South line, to a dead line in the rear on which it measures 83.1 feet.

Being the same property conveyed to James R. Campbell, unmarried by Warranty deed from James D. Hamby and wife, Betty J. Hamby of record in Book 11094, page 128, Register's Office for Davidson County, Tennessee, dated August 24, 1998 and recorded on September 02, 1998. The said James R. Campbell is now married to Sandra Kay Campbell. See Power of Attorney of record in Instrument No. _202311130088211__, said Register's Office.

The said Sandra Kay Campbell joins in this conveyance to convey any and all marital interest she has in said real property.

This is improved property known as: 2109 Ridgecrest Drive, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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 hand this November 9, 2023 day of November, 2023.

James R. Campbell

James R. Campbell

Sandra K. Campbell, by James R. Campbell Her Attorney-in-fact

Sandra Kay Campbell, by James R. Campbell
Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **James R. Campbell,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 9th day of November, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **James R. Campbell,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Sandra Kay Campbell,** acknowledged that such person executed the same as the free act and deed of **Sandra Kay Campbell**.

Witness my hand and official seal at Goodlettsville, Tennessee this the 9th day of November, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **11/9/2023** [DATE].

AFFIANT SIGNATURE

11/9/2023

DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **9th** day of **November**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

