RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1088765
01/05/2024 09:34:39 AM
Fees: $13.00 Taxes: $249.75

Davidson County
DEEDWARR
2 pgs

20240105-0001094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF JANUARY, 2024.

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dowling Capital Investments	Same as New Owner	
(NAME) 2817 West End Ave. #404	(NAME)	P/O 081-07-0-310-00
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **GLORIA JACKSON-CAMPBELL, A MARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOWLING CAPITAL INVESTMENTS**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B of Homes at 1808 14th Ave N, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1808 14th Ave N, a Horizontal Property Regime, of record in Instrument Number 20240105-0001093, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Willie Mai Pride by Quitclaim deed from Gloria Jackson Williams formerly Gloria Jackson (unmarried) to Richard Manson of record in Book 6038, page 743, Register's Office for Davidson County, Tennessee, dated April 14, 1983 and recorded on April 15, 1983.

Willie Mai Pride died November 22, 2001, her estate was administered for Muniment of Title Only through Davidson County Probate Court, Docket No. 02P1809. Said Order being recorded in Instrument No. 20021217-0155776, in the Register's Office for Davidson County, Tennessee.

Last Will and Testament of Willie Mai Pride recorded in Instrument No. 200020322-0035407 and Instrument No. 20021217-0155777, in the Register's Office for Davidson County, Tennessee, devised subject property to Gloria J. Williams.

Vincent Campbell joins in executing this deed conveying any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

JW2023-1387

unimproved
This is improved x property, known as 1808 B 14Th Avenue North, Nashville, TN 37208-1419
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 4th day of January, 2024

GLORIA JACKSON-CAMPBELL

VINCENT CAMPBELL

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 Gloria Jackson-Campbell and Vincent Campbell, the 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 this 4th day of January, 2024.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JW2023-1387