Karen Johnson Davidson County
Batch# 1099065 DEEDWARR
02/08/2024 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $3,848.00
20240208-0008800

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,040,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2024

Notary Public

MY COMMISSION EXPIRES: 7/6/2026

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luke Alexander Gatta and Brittany Gatta	New Owner	105130D00200CO
(NAME) 918 A Waldkirch Ave	(NAME) 918 A WALDKIRCH AVENUE	
(ADDRESS) Nashville TN 37204	(ADDRESS) NASHVILLE, TN 37204	
(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,

KARLY S. CAMPBELL AND JEFF CAMPBELL, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUKE ALEXANDER GATTA AND BRITTANY GATTA, HUSBAND AND WIFE,

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:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of 918 Waldkirch Avenue Townhomes, a Horizontal Property Regime of record in Exhibit "A" in the Master Deed at Instrument No. 20080222-0017485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karly A. Schledwitz by Deed dated February 8, 2017 from Jabran A. Kahn, married, recorded February 15, 2017, in Instrument Number 20170215-0015491, in the Official Records of Davidson County, Tennessee. Karly A Schledwitz having since married, she is now known as Karly S. Campbell. Said spouse Jeff Campbell joins in this conveyance as to his marital interest in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 918 A Waldkirch Avenue, Nashville, TN 37204

LT&E File #20740

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/our hand(s) this 5th day of February, 2024

Karly S. Campbell

Karly S. Campbell

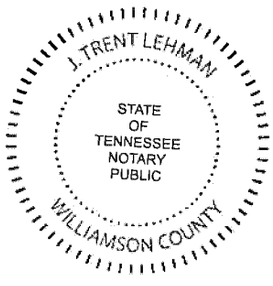
Jeff Campbell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of February, 2024, before me personally appeared Karly S Campbell and Jeff 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 day of February, 2024.

Notary Signature
My commission expires: 11/3/25



LT&E File #20740

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **February 5, 2024**.

Date

Affiant Signature

February 7, 2024

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **7** day of **February**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)