Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

Warranty Deed

Karen Johnson Davidson County Batch # 1100532 DEEDWARR 02/13/2024 09:32:43 AM 2 pgs Fees: $13.00 Taxes: $1,868.50 20240213-0009913	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $505,000.00 Affiant Subscribed and sworn to before me, this the 30th day of January, 2024. Notary Public My commission expires: 3/20/27

STATE OF TENNESSEE NOTARY PUBLIC Kayla R. Johnson SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Terry Reed Apple	M+T Bank	095-07-0-054.00
2300 Deerwood Road	1 Fountain Plaza	
Nashville, TN 37214	Buffalo, NY 14203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KYLE L. CAMPBELL, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY REED APPLE, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 189 on the Plan of Merry Oaks, as of record in Book 1835, Page 67 and 68, Register's Office for Davidson County, Tennessee.

Said lot fronts 122 feet on the easterly side of Deerwood Road and runs back 117 feet on the northerly line and 174.6 feet on the southerly line to a line measuring 93 feet thereon.

Being the same property conveyed to Kyle L Campbell, an unmarried man by Warranty Deed from Howard Riggin, Successor Trustee of the Catherine R. Hale Living Trust dated September 26, 2011 of record in Instrument No. 20210524-0070170 Register's Office for Davidson County, Tennessee, dated May 21, 2021 and recorded on May 24, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises executed by Kyle L. Campbell As mortgagor(s) to Homeside Financial, LLC d/b/a Lower, which mortgage is dated May 21, 2021 and was recorded in the Registers Office of Davidson County, Tennessee Office in Instrument No. 20210524-0070171, on which there is an unpaid principal of Three Hundred Twenty Thousand Six Hundred Seven Dollars and Ninety-two cents ($320,607.92), with interest from February 5, 2024 of 944.72, at the rate of 3.12500 per cent per annum, which said mortgage debt the party of the second part hereby assumes and agrees to pay, as part of the consideration for his conveyance

The address of the herein described property is believed to be 2300 Deerwood Road, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of January, 2024.

Kyle L. Campbell

STATE OF FL
COUNTY OF St Johns

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kyle L. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of January, 2024.

Pamela W Mitchell
Notary Public

My Commission Expires: 10/23/2025

NOTARY PUBLIC STATE OF FLORIDA
Pamela W Mitchell
Notary Public, State of Florida
My Commission Expires 10/23/2025
Commission No. HH 173108