Karen Johnson Davidson County
Batch# 1100661 DEEDWARR
02/13/2024 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20240213-0010072

WARRANTY DEED

MICHELE SANFORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

B Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF February, 2024.

MK
Notary Public

MY COMMISSION EXPIRES: 7/2/24
(AFFIX SEAL)

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
Skylor Morton	Same as New Owner	
(NAME)	(NAME)	
120 Goodview Way, Ste. B		091-04-0-087.00
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **THOMAS D. CAMPBELL, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SKYLOR MORTON, A SINGLE MAN,** 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 Lots Nos. 34 and 35 in Geo. I. Waddey's Subdivision, not of record, and described, according to a survey made by Robert M. Dishner, dated June 28, 1971, as follows:

Beginning at a point at the southwest corner of 38th Avenue North and Tigerbelle Drive; thence with the margin of said 38th Avenue North, southerly 100 feet to a point; thence westerly 150 feet to a point; thence northerly 100 fee to a point in the southerly margin of Tigerbelle Drive; thence with the same, easterly 150 feet to the point of beginning.

Being the same property conveyed to Theodore Campbell, Unmarried by Warranty Deed from Roslyn L. Tucker Tymes of record in Instrument No. 20020529-0064914 Register's Office for Davidson County, Tennessee, dated May 17, 2002 and recorded on May 29, 2002.

The said Theodore Campbell having died on or about July 13, 2015. His Last Will and Testament was admitted to probate in Davidson County Probate Court, Case No. 15P1382.

Being the same property conveyed to Thomas D. Campbell by Executor's Quitclaim Deed from Thomas D. Campbell, as the Executor of the Estate of Theodore Roland Campbell of record in Instrument No. 20161115-0120568 Register's Office for Davidson County, Tennessee, dated November 9, 2016 and recorded on November 15, 2016.

This was never the primary residence of the Grantor.

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.

JW2023-1339

unimproved
This is improved x property, known as 1125 38th Avenue North, Nashville, TN 37209-1502
(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 12th day of February, 2024

THOMAS D. CAMPBELL

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas D. Campbell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of February, 2024.

Commission expires: February 11, 2026

Araceli Vidal
Notary Public

ARACELI VIDAL
COMM # 2393659
NOTARY PUBLIC · CALIFORNIA
LOS ANGELES COUNTY
My Comm Expires FEB 11 2026

Please Record and Return To:
Highland Title, LLC
879 GreenLea Blvd, Ste. 102
Gallatin, TN 37066

JW2023-1339

Certificate of Authenticity

I, **Brenda Huntsman**, 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 2/12/24.

Date

Brenda Huntsman

Affiant Signature

2/13/24

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 13th day of February, 2024.

Notary's Signature

My Commission Expires: 7/2/24

Date

Notary's Seal (if on paper)

