Karen Johnson Davidson County
Batch# 1102195 DEEDWARR
02/20/2024 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $3,237.50
20240220-0011122

Name and Address of New Owner:
Dustin Campbell and Stephanie Cobb
512 Newton Ave
Nashville, Tennessee 37209

Send Tax Bills To:
Legacy Home Loans LLC dba Steadfast Mortgage
1036 Stearman Dr., Ste 6, White House, Tennessee 37188

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
615 Main Street, Suite B25
Nashville, Tennessee 37206

Map & Parcel No: 091 14 0 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rich Harris, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Dustin Eugene Campbell and Stephanie Gail Cobb, husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the Westerly 125 feet of Lot No. 187, as shown on the map entitled WEST NASHVILLE HEIGHTS, of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said portion of Lot No. 187 is comprised of both the Northerly 25 feet and Southerly 25 feet of the Westerly 125 feet, and fronts a combined total of 50 feet on the Easterly side of Newton Avenue and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Rich Harris, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20220726-0085185, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022 and recorded on July 26, 2022.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company, by Warranty Deed from William W. Dillon, Jr., an unmarried man, of record in Instrument No. 20220726-0085184, in the Register's Office of Davidson County, Tennessee, dated July 25, 2022 and recorded on July 26, 2022.

Being the same property conveyed to Ellen Dillon & William W. Dillon Jr., as Joint Tenants with Right of Survivorship, by Warranty Deed from Paul Rigby, of record in Instrument No. 20080318-0027282, in the Register's Office of Davidson County, Tennessee, dated March 14, 2008 and recorded on March 18, 2008. The said Ellen Dillon died on May 16, 2021 and leaving William W. Dillon Jr. as the surviving joint tenant.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of February, 2024.

Rich H (SEAL)
Rich Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of February, 2024, before me personally appeared Rich Harris, 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 16th day of February, 2024.

Notary Signature
My commission expires: 5/9/26



AFFIDAVIT OF VALUE

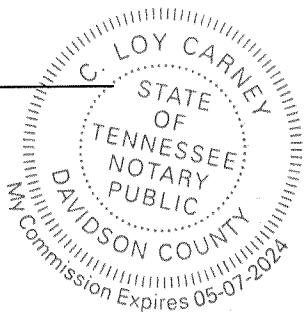
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $875,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of February, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of February, 2024.

Affiant Signature
Date 2-16-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of February, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

